

## **Appendix 2.8 – Upper Dicker**

## **Sites**

015\_3300 Field Between Adams Cottage & Field House

224\_3300 Mayfields Farm, Coldharbour Road (formerly 387\_3300 Mayfields Farm)

405\_3300 Brickfields, Coldharbour Road

836\_3300 Land to the north of 3&4 Crossways Cottages

861\_3300 Old Pottery Farm, Coldharbour Farm

867\_3300 Land on North Side of Coldharbour Road

878\_3300 Robins Nursery, Coldharbour Road

## 015/3300 Field Between Adams Cottage & Field House

### Landscape and Visual Assessment

#### Location and description

The site is situated in an open rural area c. 0.6km north of Upper Dicker and c. 1.5km west of Hailsham. It is accessed directly from Coldharbour Road almost 1Km south of the A22. The surrounding land use is mainly open farmland with occasional residential houses.

The site itself consists of a single large enclosure, bounded on all sides by hedgerows and intermittent trees.

Figure reference: 015/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 – Upper Dicker

*Landscape setting area:* On edge of Upper Dicker 1

##### *Distinctive characteristics - Upper Dicker 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows  
Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 015/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Open Field

The site comprises a broadly rectangular field enclosed by a hedgerow. The hedgerow is generally single species with some significant oak trees and occasional gaps. The field is used for grazing sheep. The site slopes gently in a north east direction and a reed fringed drainage ditch extends along the northern site boundary.

Noise from the adjacent road, Coldharbour Road can be heard throughout the site.

The site has a strongly rural, pastoral character and the occasional views to surrounding fields with tree lined horizons to the north, east and west reinforce this. From the western edge of the site, the edge of the South Downs are just visible on the horizon in the distance to the south.

Key features include:

- Reed fringed ditch
- Noise from the road
- Significant oak trees

Figure reference: 015/3300/L03 - Site Analysis

## 015/3300 Field Between Adams Cottage & Field House

### Visual analysis

#### *Visual context*

The site is largely enclosed by hedgerow on all sides.

There are some glimpsed views into Adams Cottage to the south. This adjacent site is heavily planted which limits further views to the south. The hedgerow to the eastern boundary which extends along Coldharbour Road screens the road save a short section where the access gate is located. Dense hedgerow planting to the west side of the road, further limits views.

There are some gaps in the hedgerow to the northern and eastern site boundary which provide limited views of the surrounding fields. Hedgerow in the surrounding fields and woodland curtail the views to the north, west and north east. Public Rights of Way extend through the fields to the north and east connecting Coldharbour Road to Camberlot Road. The closest route is c.100m from the site and occasional glimpsed views of the site would be experienced.

The only property that currently experiences views of the site is Field House, located due north which has partial views through the hedgerow. To the east there are views across a large field which slopes towards the site, beyond which Camberlot Wood, an Ancient Woodland, is visible. It is situated at a lower level and forms the horizon, limiting any further views.

While The South Downs National Park is visible to the south east, the site is over 6km away and unlikely to be discernible from viewpoints within the National Park.

Figure reference 015/3300/L02 – Landscape and Visual Context

#### *Zone of visual influence (ZVI)*

ZVI of the site is very limited to the south and east of the site but extends to the surrounding fields to the north and west of the site.

Refer to Figure 015/3300/L02 for approximate ZVI

#### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- Field House (High Sensitivity)
- PRoW (High Sensitivity)
- Coldharbour Road (Low Sensitivity)

Refer to Figure 015/3300/L03 key local views into site

### Landscape sensitivity and capacity

#### *Sensitivity, Value and Capacity of Landscape setting area:*

Upper Dicker Setting Area 1 (which the site lies on the edge of) is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

## 015/3300 Field Between Adams Cottage & Field House

### *Site sensitivity and capacity assessment*

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The site has a Moderate Landscape Capacity due to its visual containment and location adjacent to Coldharbour Road lined with occasional residential houses and farmsteads.

*Significant variations in sensitivity within the site* - The south-eastern edge of the site is less sensitive due to its lower elevation and proximity to the road with an established pattern of linear settlement. The north-western side of the site is most sensitive because it occupies slightly higher ground, would be visible from the surrounding PRoW and is in an area of more open undeveloped landscape.

### Key landscape opportunities and constraints

#### **Landscape Target Notes**

##### *Landscape qualities/features to be safeguarded*

1. Mature oak trees to the boundary  
*Reason* - these are important, attractive features and provide landscape value
2. Drainage ditches  
*Reason* – Ditches are a valuable landscape and ecological feature and this is part of a wider drainage network which characterises this area

##### *Opportunities for landscape enhancement*

3. Reinstate the gaps in the hedgerow
4. Develop a management strategy for the ditch

Refer to Figure 015/3300/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

#### *Key landscape effects*

- Development on the site could result in a weakening of the pastoral character of the Wooded Clay Vales and would be out of character with the otherwise rural character of the surrounding landscape which predominantly comprises arable fields and dispersed farmsteads.
- The introduction of development would be contrary to the settlement pattern of the local landscape and could create a disconnected area of development that could appear out of scale in relation to the settlements of Upper Dicker and Lower Dicker and reduce the sense of separation between the two

## 015/3300 Field Between Adams Cottage & Field House

settlements

- Development on the site could also affect the rural, country road character of Coldharbour Road due to the introduction of a new urban edge to the road and a new road junction
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development and highway works with an appropriate scale and character; the location of development areas on the lower, less sensitive parts of the site; and the retention and reinforcement of hedgerows and trees around the boundary of the site.

### *Key visual effects*

- Development on the site could affect the character and quality of views from the local surrounding PRow and Coldharbour Road
- Potential visual effects arising from development on the site could be mitigated to some extent through: the location of development areas on the lower, less visible parts of the site; the retention and reinforcement of hedgerows and trees around the boundary of the site; and the inclusion of strategic tree planting within the development areas to soften and screen the built development within the landscape.

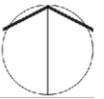


**Key**  
 Site Boundary

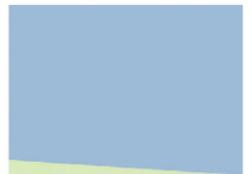
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 015/3300 Field between Adams Cottage and  
 Field House, Coldharbour Road

**Site Location**

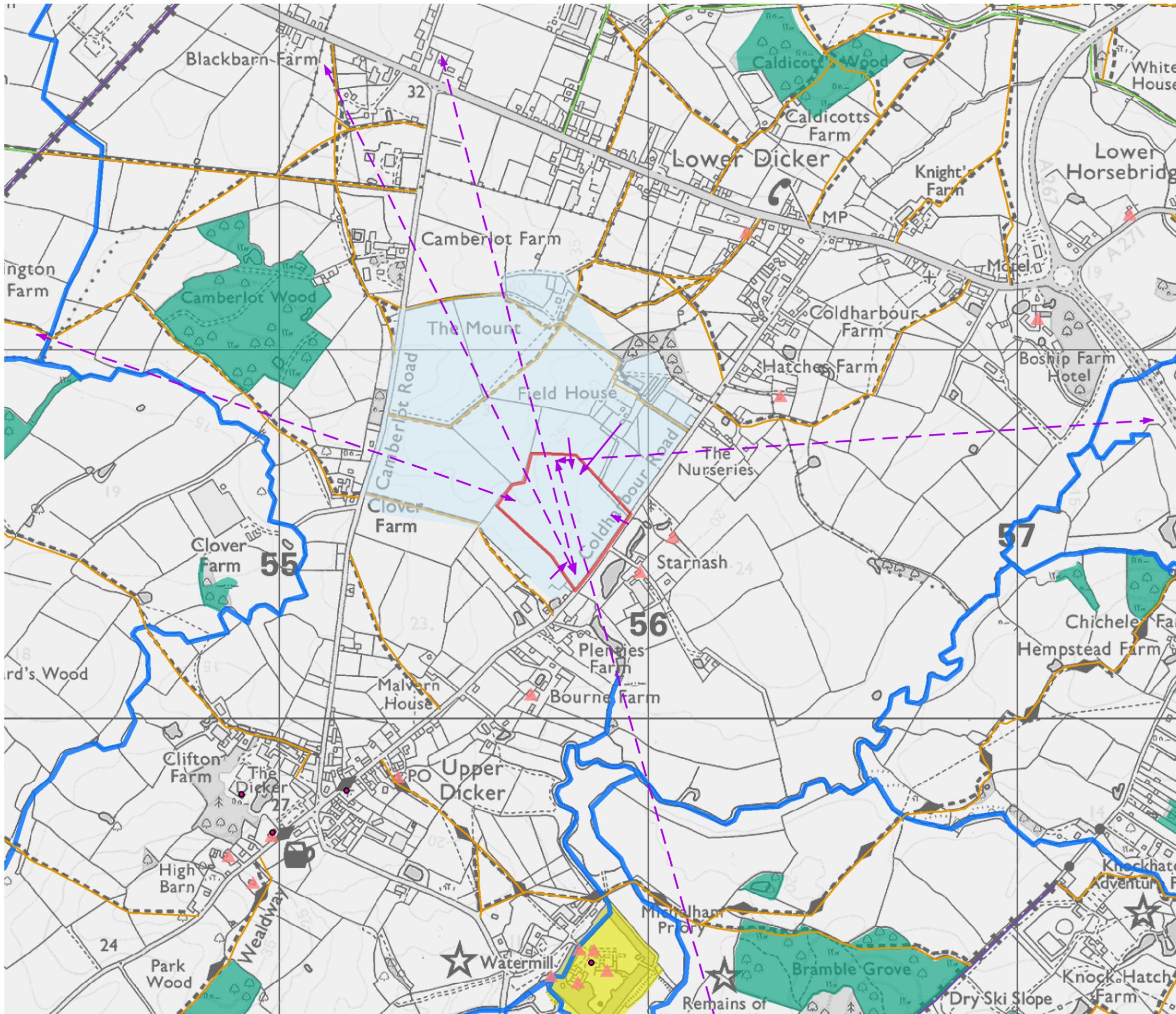
Figure 015/3300/L01  
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- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - ↖ Key Views towards the site
  - ↔ Long Distance Views

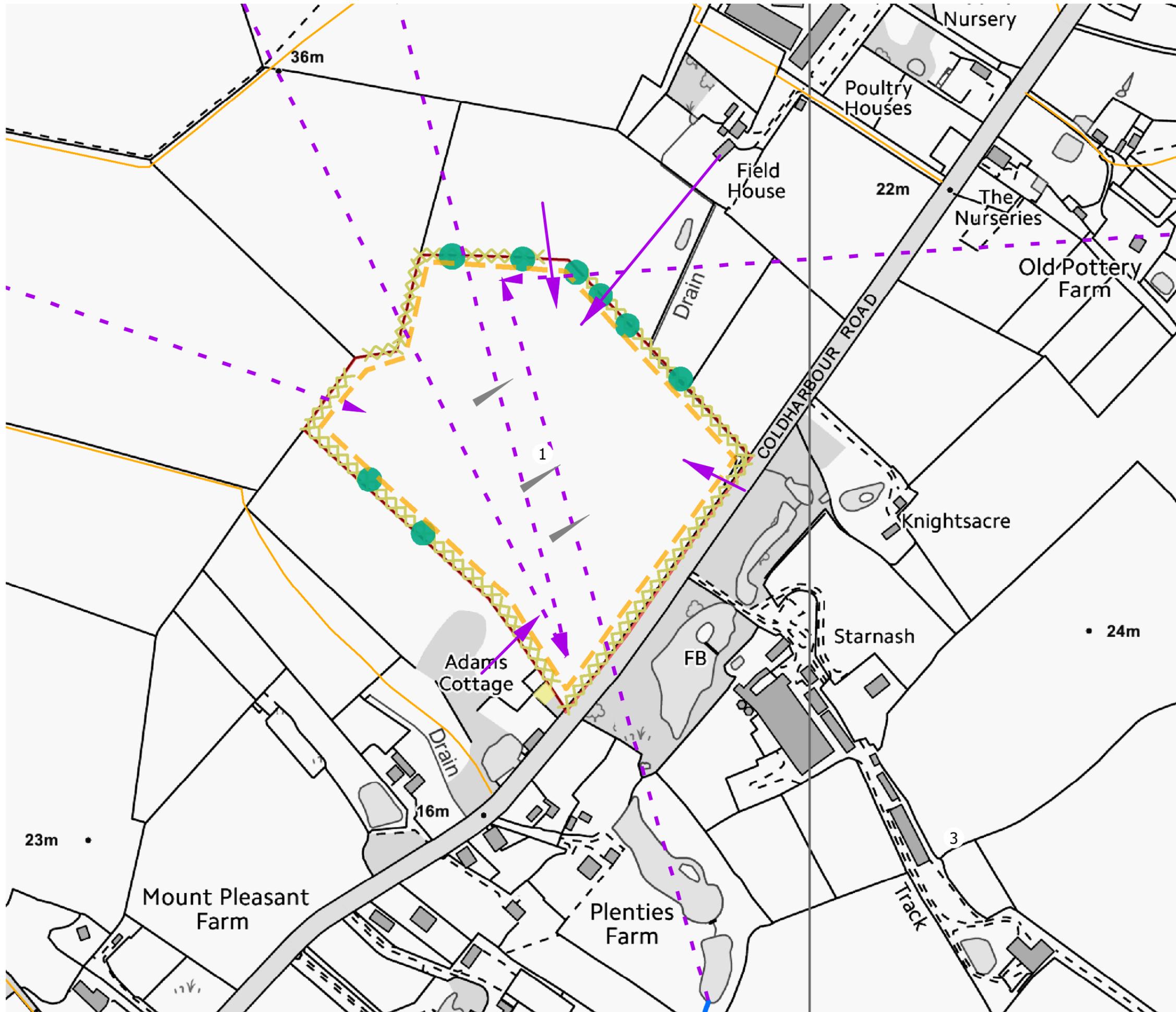
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 Upper Dicker  
 015/3300 Field between Adams Cottage and  
 Field House, Coldharbour Road

**Landscape and Visual Context**

Figure 015/3300/L02  
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- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
    - Existing Hedgerow
    - Site Character Zones
    - Tree Preservation Order
  - Public Rights of Way
    - Bridleway
    - Byway
    - Footpath
    - Watercourse/ Waterbodies
  - Views
    - Key Views towards the site
    - Long Distance Views
    - Key Slopes

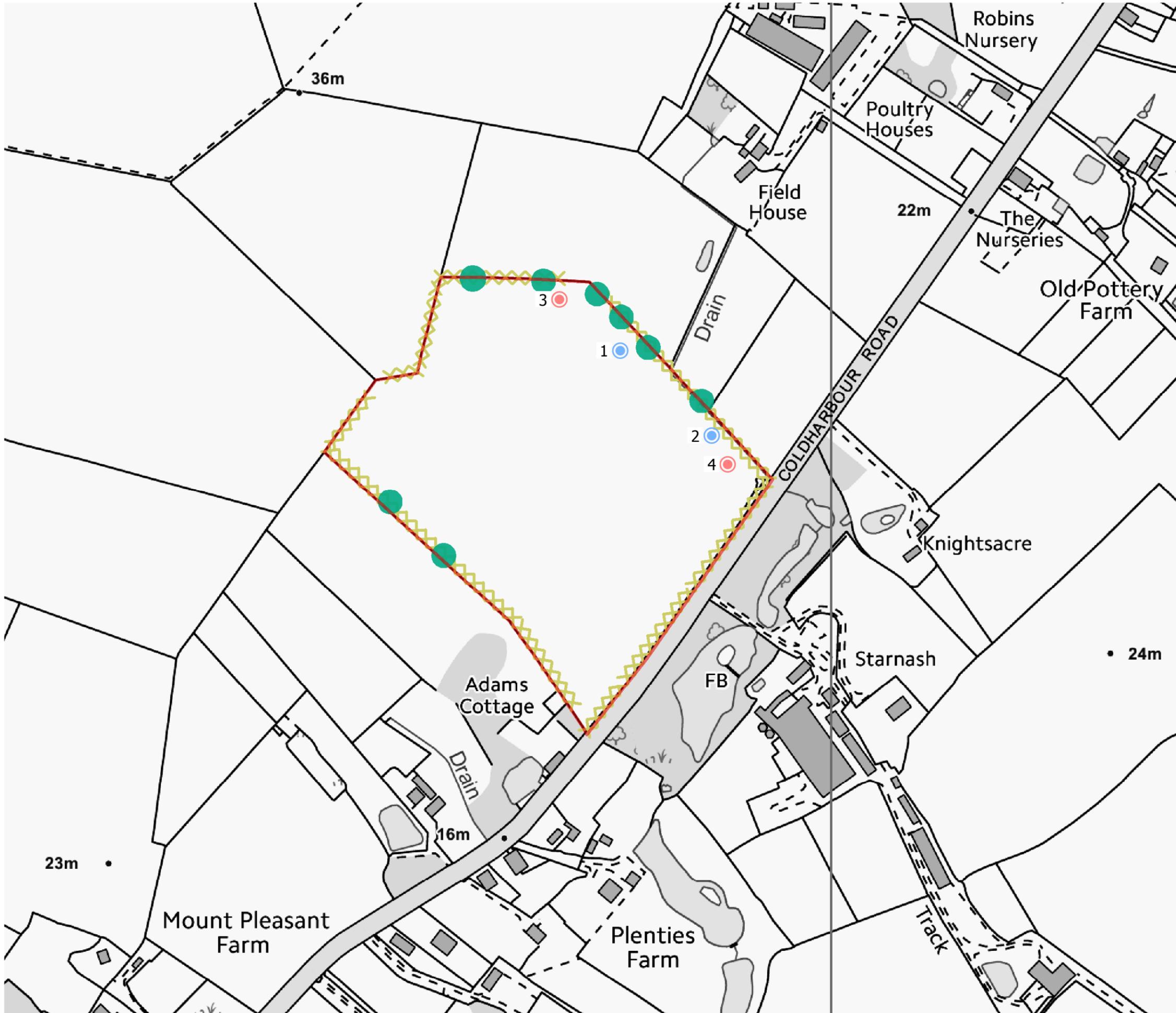
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**Site Analysis**

Figure 015/3300/L03  
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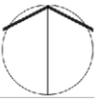


- Key**
- Siet Boundary
  - Landscape Target Notes (refer to text for details)
    - Landscape Features to be safeguarded/retained
    - Landscape Opportunities

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 Field House, Coldharbour Road

**Landscape Opportunities and Constraints**

Figure 015/3300/L04  
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## 224/3300 Mayfields Farm, Coldharbour Road

### Landscape and Visual Assessment

#### Location and description

The site is in a rural area c. 0.5km north of the village of Upper Dicker and c. 1.5km west of Hailsham. It is situated on the north-west side of Coldharbour Road about 1.5 Km south of the A22. Surrounding land use is mainly farmland with dispersed residential properties.

The site itself consists of a series of enclosures, ponds and marsh areas and a cluster of sheds/ barns. It is bounded on all sides by hedgerows and trees and a Public Right of Way passes through the site on the northern boundary.

Figure reference: 224/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 – Upper Dicker

*Landscape setting area:* Upper Dicker Area 1

##### *Distinctive characteristics of Upper Dicker Area 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 224/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Field Enclosures

This area comprises two gently sloping fields enclosed by hedgerow with some mature attractive oak trees. Overhead cables extend through both fields and there is constant noise from the adjacent road, Coldharbour Road. Ditches feature to the edge of the northern field, while the southern field drains into a ditch and pond in the adjacent area. There are limited views out from this area with the notable exception provided by a break in the hedgerow which grants a view of a rolling field and tree lined horizon. The distinctive profile of the South Downs National Park can just be glimpsed on the horizon beyond. This area has a strongly rural character.

Key features include:

- Single species hedgerow
- Occasional mature oak trees
- Drainage ditches

##### 2. Farm buildings

A cluster of farm buildings are located near the eastern edge of the site. They are nestled amongst trees, bounded by a dense area of nettles to the north and accessed via a short gravel track which joins Coldharbour Road. There are three simple single storey storage rectangular sheds/ barns constructed from corrugated metal and timber. The buildings are aged but in use. One is used as a stable for horses. A

## 224/3300 Mayfields Farm, Coldharbour Road

mobile home is also located within this area.

Key features include:

- Sheds/ barn
- Gravel track

### 3. Ponds and marshland

This area is defined by a series of elongated sunken enclosures that are bounded by hedgerow and feature reeds and drainage ditches. The origin of these is unclear and requires further investigation. The northern enclosures are defined by distinctive ridges that extend along the length of the field boundaries and are lined by attractive mature oak trees. A pond features near the eastern boundary which is heavily enclosed by vegetation. A dense rectangular grove of coppiced willow is situated to the north west of the pond and a further pocket of dense vegetation can be found at the north east corner of the site. A Public Right of Way extends through this area continuing along the northern site boundary. This provides some views into the pond situated within the adjacent site and the property just beyond.

Key features include:

- Ridges lined with mature oak trees
- Reeds and marshland
- Ponds and drainage ditches
- PRow
- Small woodland pockets

Figure reference: 224/3300/L03 - Site Analysis

## Visual analysis

### *Visual context*

The site is largely enclosed by hedgerow. There is dense vegetation present along the southern boundary. Further trees and hedgerow within the surrounding fields and along Coldharbour Road also help limit views.

There are views to the adjacent property on the northern boundary which are partially screened by vegetation.

A break in the hedgerow allows access into the site and allows limited views in from Coldharbour Road. Dense vegetation near the access track prevents views in extending more than c.20m. However, the properties opposite the site entrance can be prominently seen and views from their first floor windows will likely extend further into the site.

Through breaks in the hedgerow on the western site boundary, there are some glimpsed views to the west across rolling fields. The Ancient Woodland of Camberlot Wood at a sunken position on the horizon limits further views. From the highest point in the site on the western site boundary, there are glimpsed long distance views towards the South Downs National Park.

Figure reference 224/3300/L02 – Landscape and Visual Context

### *Zone of visual influence (ZVI)*

The ZVI of the site is limited to the south and east of the site but extends to the surrounding fields which contain PRow to the north west and south west of the site. Although the South Downs are just present on the horizon from the highest point within the site, the site is at sufficient distance and is sufficiently enclosed

## 224/3300 Mayfields Farm, Coldharbour Road

to have minimal if any impact on long distance views from within the National Park.

Refer to Figure 224/3300/L02 for approximate ZVI

### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- PRoW (High sensitivity)
- The residential properties on Coldharbour Road (High sensitivity)
- Coldharbour Road (Low-Medium sensitivity)

Refer to Figure 224/3300/L03 key local views into site

## Landscape sensitivity and capacity

### *Sensitivity, Value and Capacity of Landscape setting area:*

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

### *Site sensitivity and capacity assessment*

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High</b>

The site has a High Landscape Capacity due to its low visibility. However, the site contains a number of important landscape features such as ditches, a pond, dense woodland pockets and marshland which are highly characteristic of this area and add to the site's sensitivity.

*Significant variations in sensitivity within the site* - The ponds and marshland character area is more sensitive containing valuable ecological and wildlife features which should not be compromised.

## Key landscape opportunities and constraints

### **Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

## 224/3300 Mayfields Farm, Coldharbour Road

1. Earth banks lined with mature oak trees  
*Reason* – Attractive features that have landscape value
2. Pond  
*Reason* – pond is a valuable landscape and ecological feature and forms part of a network of ponds in the area
3. Drainage ditches  
*Reason* – these are important landscape and ecological features and are an important characteristic of the area
4. Woodland pockets  
*Reason* – Important habitats which help create enclosure for the site and are a feature of the local landscape
5. PRow  
*Reason* – this legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible

### *Opportunities for landscape enhancement*

6. Develop a woodland management plan for the woodland pockets/ coppiced willows
7. Landscape and ecology improvements to the ponds and drainages ditches (including long term programme for regular management)
8. Removal of any structures which are not in use, redundant agricultural equipment and cars
9. Improved signage to the PRow

Refer to Figure 224/3300/L04 – Landscape Opportunities and Constraints Plan

## Potential landscape and visual impacts if site is developed

### *Key landscape effects*

- The introduction of development on all the site would be contrary to the settlement pattern of the local landscape and could create a disconnected area of development that could appear out of scale in relation to the small settlement of Upper Dicker. It could also interrupt the openness of the wider countryside. Development on the site could also compromise the integrity, identity and character of the settlement of Upper Dicker and could affect the rural, country road character of Coldharbour Road due to the introduction of a new urban edge to the road and a new road junction
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development and highway works with an appropriate scale and character and the location of development areas on the southern, less sensitive part of the site; and the retention and reinforcement of landscape features noted above for safeguarding.

### *Key visual effects*

- Development on the site could affect the character and quality of views from the local surrounding PRow, Coldharbour Road and residential properties on the south side of the site. . The introduction of built development within these views could detract from the otherwise rural and undeveloped character of the views.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention and reinforcement of hedgerows and trees around the boundary of the site and key vegetation within the site; and the inclusion of strategic tree planting within the development areas to soften and screen the built development within the landscape.



**Key**  
 Siet Boundary

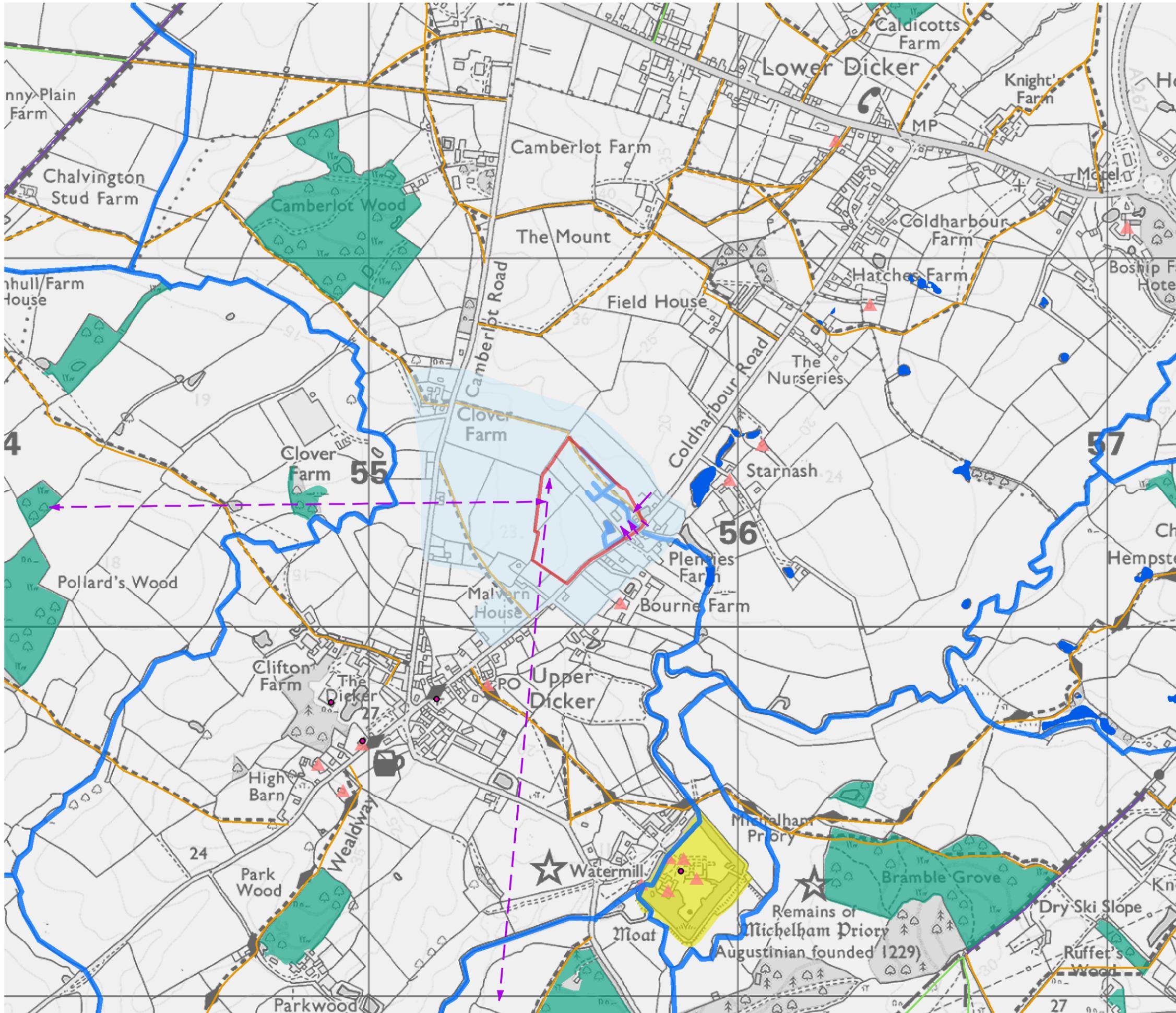
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 Upper Dicker  
 224/3300 Mayfields Farm, Coldharbour Road

**Site Location**

Figure 224/3300/L01  
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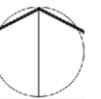


- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - Key Views towards the site
  - Long Distance Views

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 224/3300 Mayfields Farm, Coldharbour Road

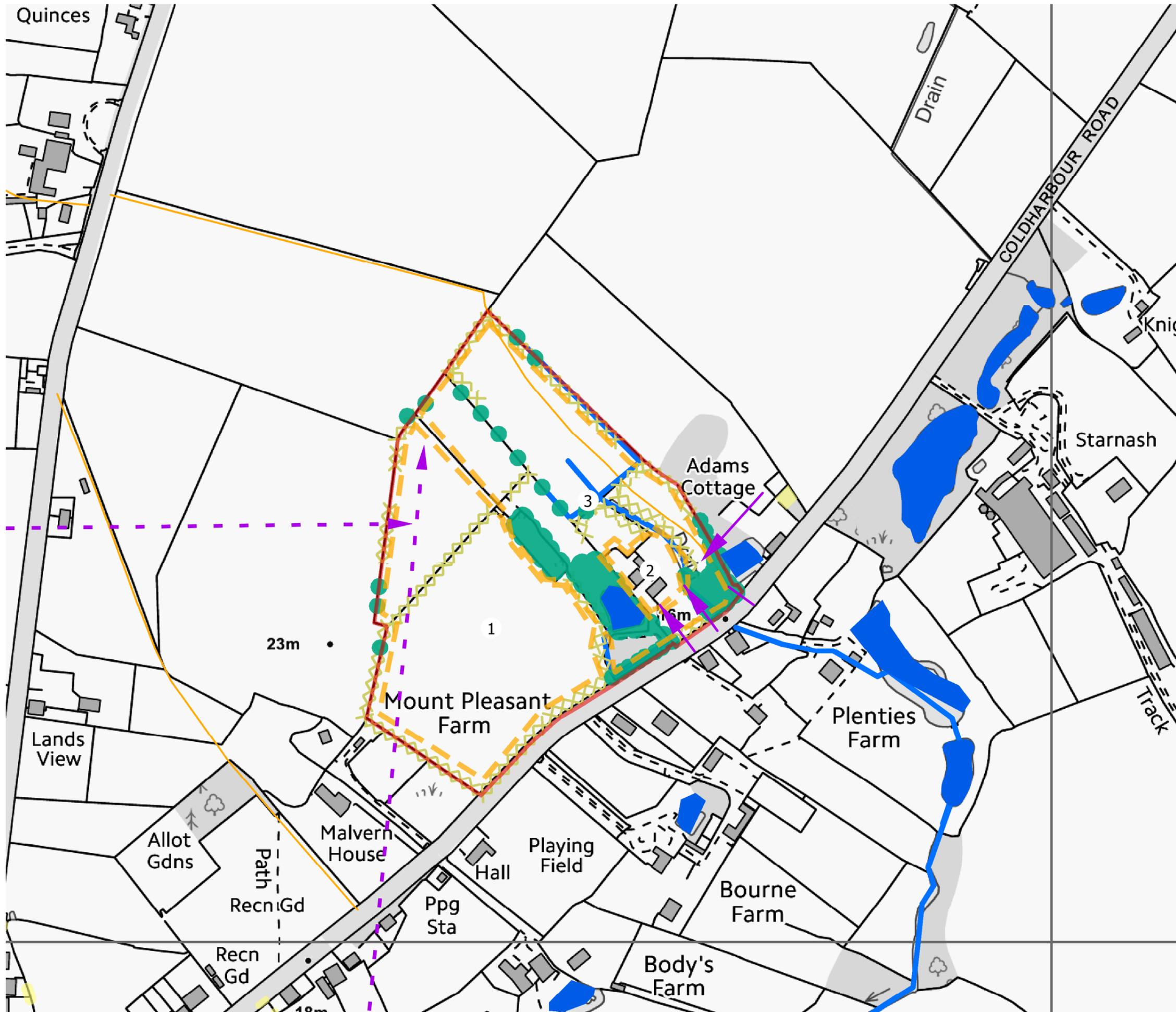
**Landscape and Visual Context**

Figure 224/3300/L02  
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- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
    - Existing Hedgerow
  - Site Character Zones
  - Tree Preservation Order
  - Public Rights of Way
    - Bridleway
    - Byway
    - Footpath
  - Watercourse/ Waterbodies
  - Key Views towards the site
  - Long Distance Views
  - Key Slopes

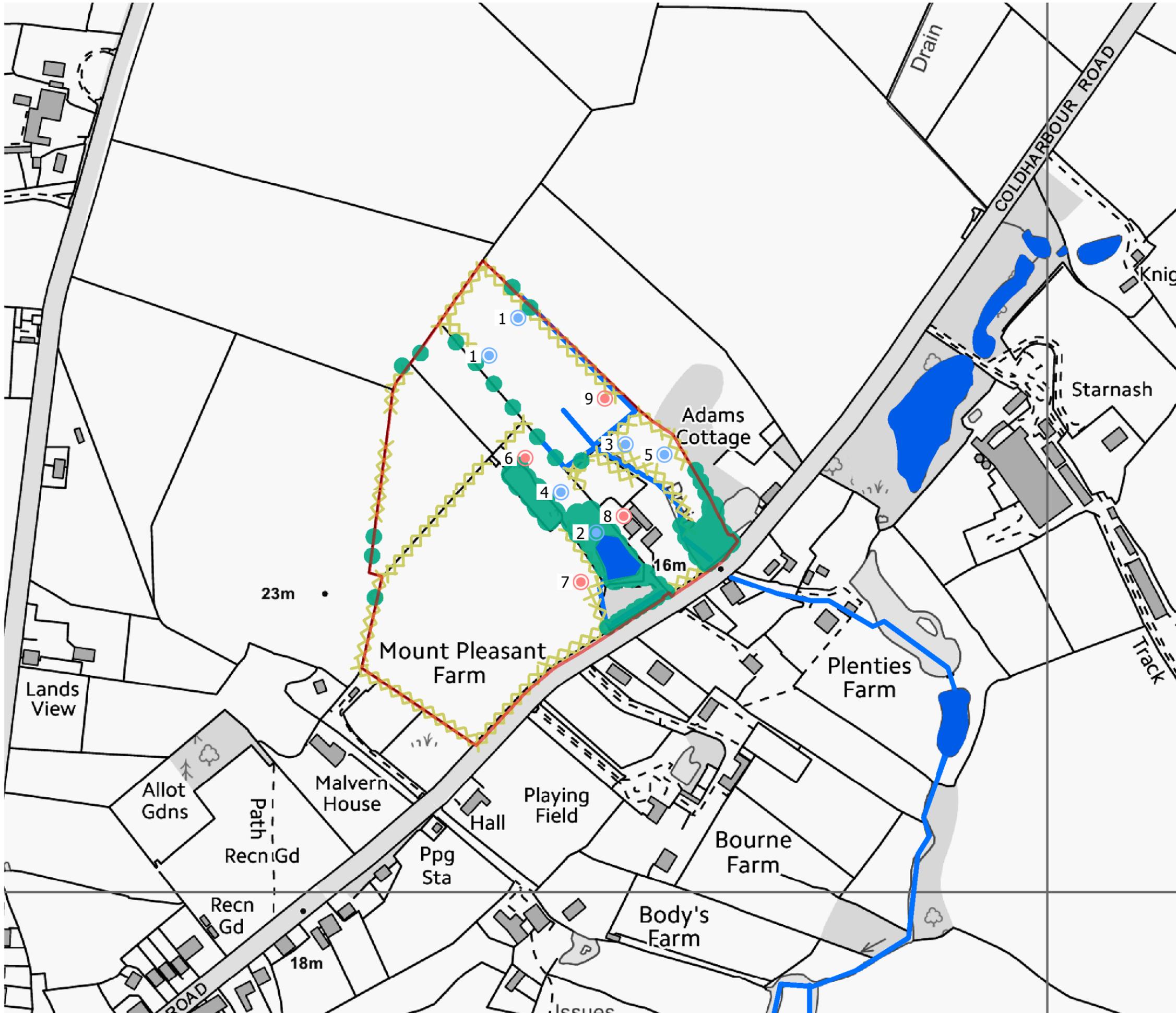
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 Upper Dicker  
 224/3300 Mayfields Farm, Coldharbour Road

**Site Analysis**

Figure 224/3300/L03  
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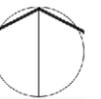
**Key**

- Siet Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 224/3300 Mayfields Farm, Coldharbour Road

**Landscape Opportunities and Constraints**

Figure 224/3300/L04  
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## 405/3300 Brickfield, Coldharbour Road

### Landscape and Visual Assessment

#### Location and description

The site is situated in a rural area c. 0.5km north of Upper Dicker and c. 1.5km west of Hailsham. It has direct access from Coldharbour Road, which is approximately 1Km south of the A22. The surrounding land use is mainly open farmland with occasional residential houses and woodlands.

The site itself consists of an elongated partly wooded enclosure, which is bounded on all sides by hedgerows and intermittent trees. A PRoW passes close to the south west edge of the site.

Figure reference: 405/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 – Upper Dicker

*Landscape setting area:* Upper Dicker Area 1

##### *Distinctive characteristics - Upper Dicker Area 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 405/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Partly wooded enclosure

The site is a largely enclosed, elongated field featuring clumps of trees and scrub. The site is accessed via a short, densely vegetated track which leads to a small grass area c.40m x 40m enclosed by scrub vegetation and trees. Beyond this, is a larger extent of grass with a clump of Hawthorn trees in the middle. A local depression near the southern boundary contains reeds and long grass while a drainage ditch extends along the southern edge. A caravan is located in the northern section. The site is rural in character despite constant background traffic noise from Coldharbour Road in the southern half of the site.

Key features include:

- Clumps of scrub and trees
- Ditches and reeds
- Mature oak on the northern edge

Figure reference: 405/3300/L03 - Site Analysis

#### Visual analysis

##### *Visual context*

The site is strongly enclosed on all sides by vegetation. The main visual receptor is the PRoW along the

## 405/3300 Brickfield, Coldharbour Road

western edge of the site. From here there are some close-proximity glimpsed views of the site. From within the site, there are some glimpsed views into the neighbouring sites to the north and south. Views from the cottage and garden to the south are predominantly screened by vegetation. The site also has limited visibility from the road because it is screened by the vegetation that lines the short track which meets Coldharbour Road. The clump of scrub within the site further limits views.

Figure reference 405/3300/L02 – Landscape and Visual Context

### *Zone of visual influence (ZVI)*

ZVI of the site is limited to the fields immediately to the north and south due to the hedgerow that bounds the site and the vegetation within it.

Refer to Figure 405/3300/L02 for approximate ZVI

### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- PRoW (High sensitivity)
- Coldharbour Road (Low Sensitivity)
- Cottage to the south (High Sensitivity)

Refer to Figure 405/3300/L03 key local views into site

## Landscape sensitivity and capacity

### *Sensitivity, Value and Capacity of Landscape setting area:*

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

### *Site sensitivity and capacity assessment*

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Insignificant
Tree Cover	Enclosed
<b>Visibility</b>	<b>Very Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High</b>

The site has a High Landscape Capacity primarily due to its low visibility from the wider area.

## 405/3300 Brickfield, Coldharbour Road

*Significant variations in sensitivity within the site* - The south-eastern edge of the site is less sensitive due to its lower elevation and proximity to the road with an established pattern of linear settlement. The western side of the site is more sensitive due to its proximity to a PRoW.

### Key landscape opportunities and constraints

#### **Landscape Target Notes**

##### *Landscape qualities/features to be safeguarded*

1. Existing mature oak tree  
*Reason* – this is an important, attractive feature which provides landscape value
2. Mature Hedgerow  
*Reason* – this is an important landscape feature which encloses the site and has wildlife value
3. Localised depression  
*Reason* – to fill this in could impact upon the ability of the site to drain effectively

##### *Opportunities for landscape enhancement*

4. Manage the scrubland for maximum wildlife benefit

Refer to Figure 405/3300/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

#### *Key landscape effects*

- Development on the site is unlikely to be visible in the wider landscape due to the enclosure of the site by dense vegetation and landscape effects would therefore be limited. However, development could be contrary to the settlement pattern of the local landscape and could create a disconnected area of development that could appear out of scale in relation to the settlements of Upper Dicker and Lower Dicker and reduce the sense of separation between the two settlements
- Large or medium scale development on the site could also affect the rural, country road character of Coldharbour Road due to the introduction of a new urban edge to the road and a new road junction
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development and highway works with an appropriate scale and character and the location of development areas on the southern, less sensitive part of the site set back from the PRoW; and the retention and reinforcement of hedgerows and trees around the boundary of the site.

#### *Key visual effects*

- Development on the site could affect the character and quality of views from the local surrounding PRoW, Coldharbour Road and residential properties on the south side of the site
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention and reinforcement of hedgerows and trees around the boundary of the site; and the inclusion of strategic tree planting within the development areas to soften and screen the built development within the landscape.

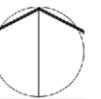


**Key**  
 Site Boundary

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 405/3300 Brickfields, Coldharbour Road

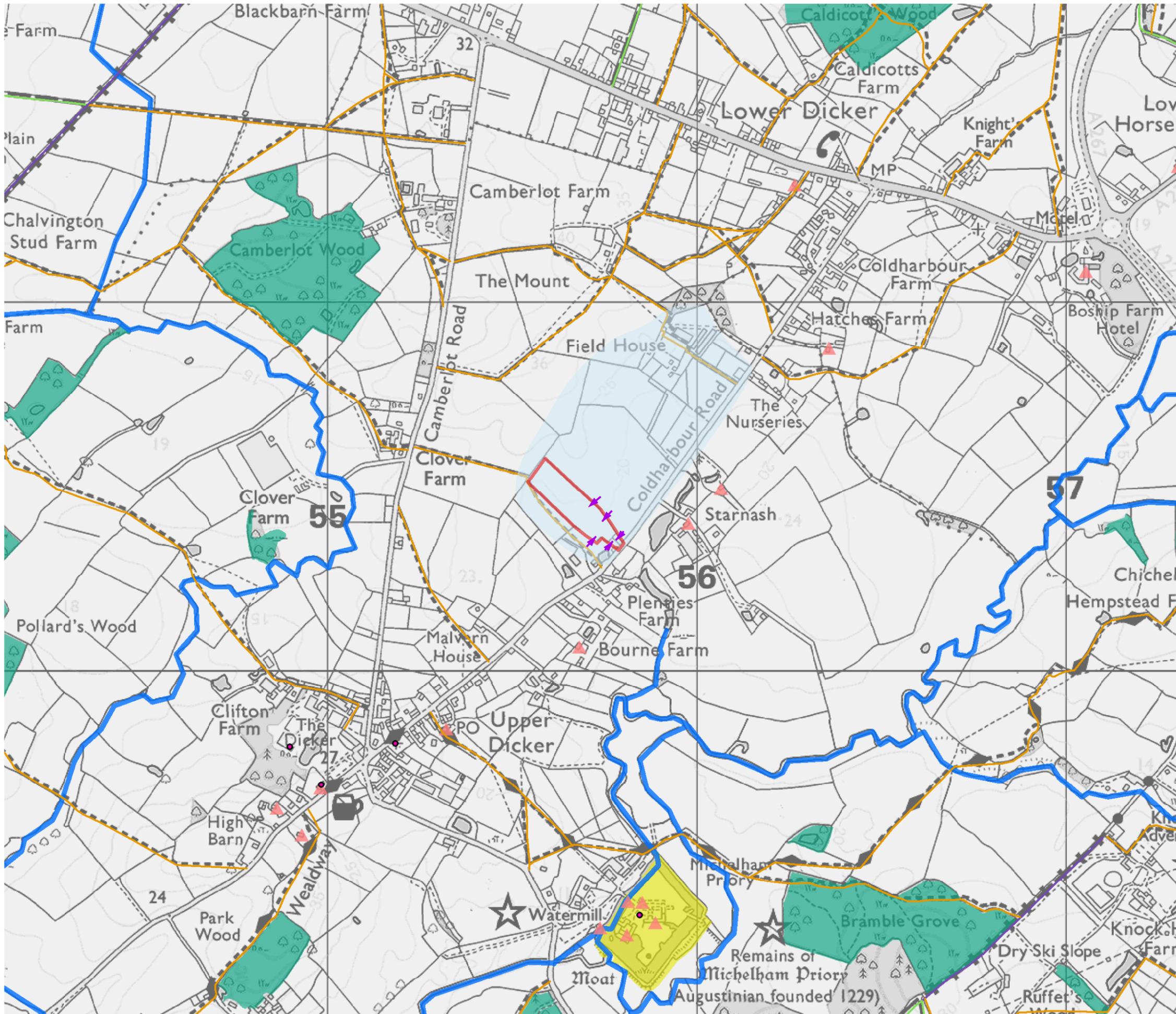
**Site Location**

Figure 405/3300/L01  
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- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - ↔ Key Views towards the site
  - ↔ Long Distance Views

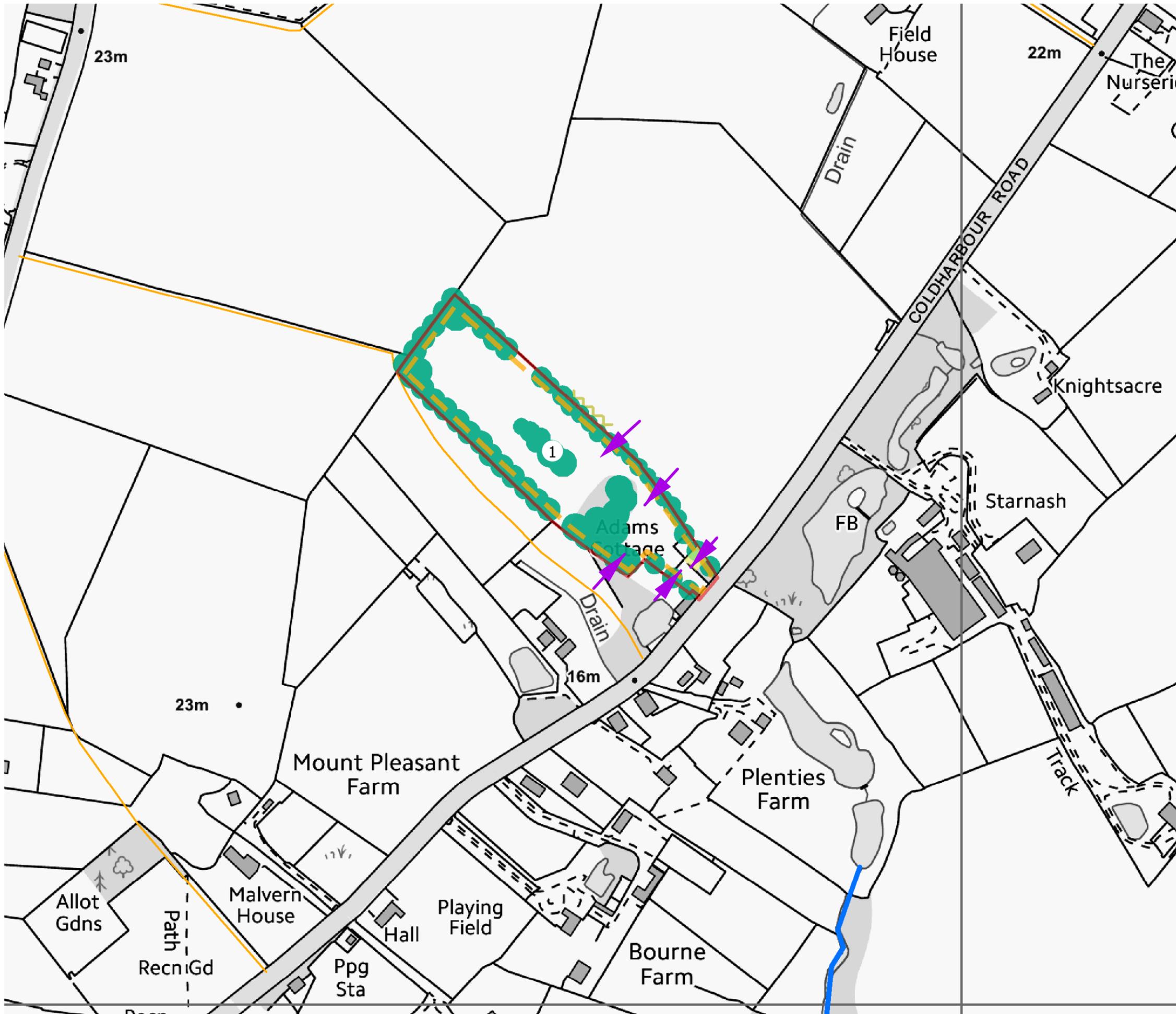
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 405/3300 Brickfields, Coldharbour Road

**Landscape and Visual Context**

Figure 405/3300/L02  
 1:10 000@A3

Oct 2016





- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
    - Existing Hedgerow
    - Site Character Zones
    - Tree Preservation Order
  - Public Rights of Way
    - Bridleway
    - Byway
    - Footpath
    - Watercourse/ Waterbodies
    - Key Views towards the site
    - Long Distance Views
    - Key Slopes

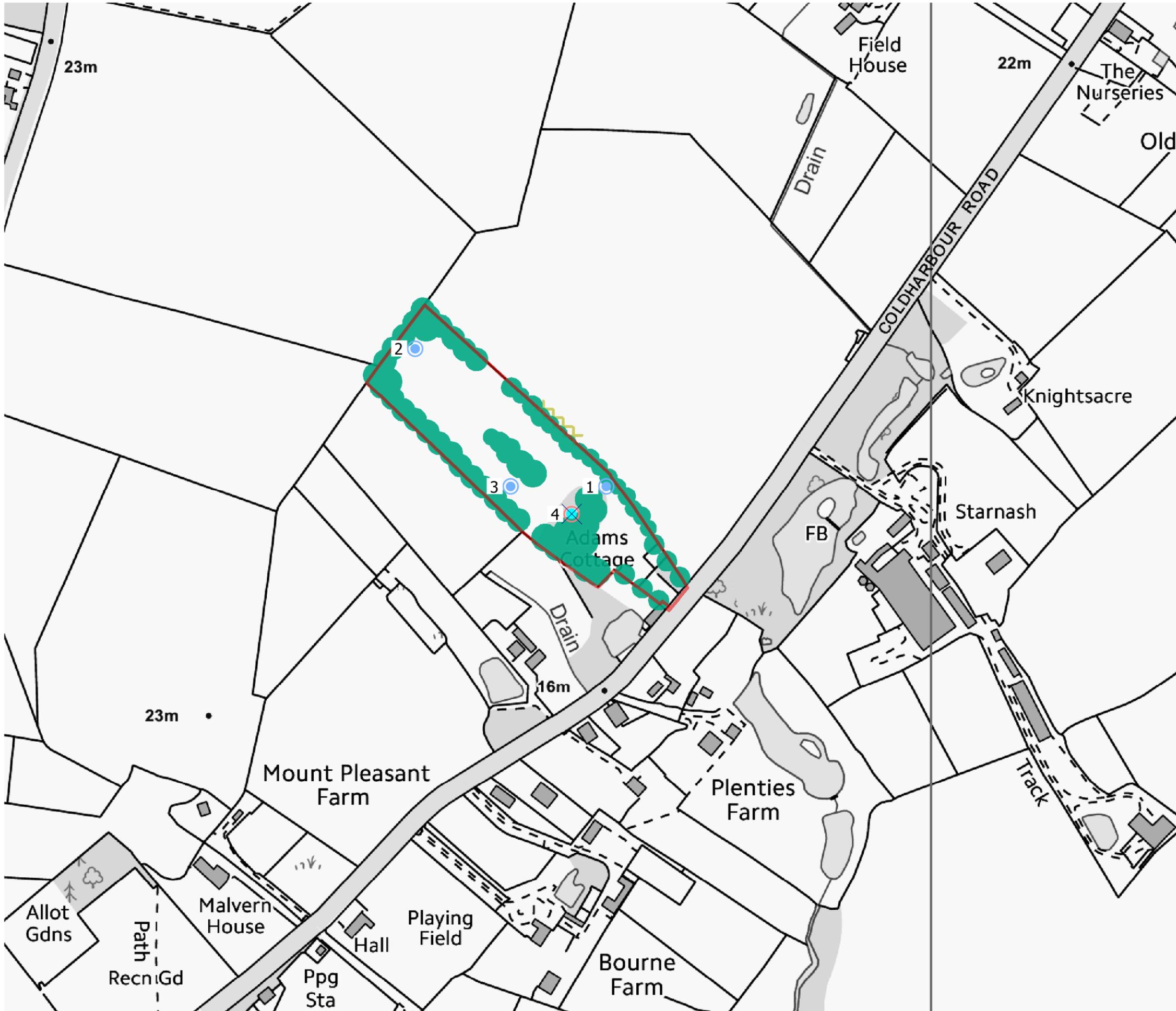
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 405/3300 Brickfields, Coldharbour Road

**Site Analysis**

Figure 405/3300/L03  
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Oct 2016





**Key**

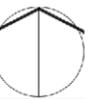
- Site Boundary
- Landscape Target Notes (refer to text for details)
  - Landscape Features to be safeguarded/retained
  - Landscape Opportunities

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 405/3300 Brickfields, Coldharbour Road

**Landscape Opportunities and Constraints**

Figure 405/3300/L04  
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Oct 2016



## 836/3300 Land to the North of 3&4 Crossways Cottages

### Landscape and Visual Assessment

#### Location and description

The site is a grass field used for grazing sheep on the northern edge of the village of Upper Dicker. Accessed from Camberlot Road, approx. 2km south of the A22. Residential properties face the site on the east side of Camberlot Road. Bede's Senior School is located south of the site, between the school grounds and the site there is a private road and PRoW, house, garden and more pasture land. The Wealdway recreational trail PRoW passes through Upper Dicker to the south of the site. There is a small area of Ancient woodland approx. 400m to the north west of the site and a larger area (Camberlot Wood) approx. 1km to the north.

The surrounding land use is mainly farmland with scattered residential dwellings and commercial activities.

Figure reference: 826/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 Upper Dicker

*Landscape setting area:* Upper Dicker Area 1

##### *Distinctive characteristics - Upper Dicker Area 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 826/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Tree and hedgerow lined field

Pasture currently used for grazing sheep. All boundaries other than the southern one are lined with hedgerows; to the south a post and wire fence with scattered small trees (oak and field maple) separates the site from a similar area to the south.

There are several large mature oaks along the western and northern boundary and the site is enclosed by hedgerows. The site is open and undeveloped and has a semi-rural character. It is overlooked by housing to the south-east whilst sheds of a commercial motorhome sales centre are visible to the west of the site.

Key features include:

- Mature oak trees
- Hedgerows

Figure reference: 826/3300/L03 - Site Analysis

## 836/3300 Land to the North of 3&4 Crossways Cottages

### Visual analysis

#### *Visual context*

The site is enclosed on three sides by hedgerows. To the east the site is enclosed by Camberlot Road and the housing along the road. The site is open to view to the property to the south and the school buildings beyond. Views from the private road / PRoW south of the site are screened to some extent by brick walls and hedgerows.

The land gradually rises up beyond the site to the north and east, mostly open pasture and arable fields lined with hedgerows and mature trees. Any development within the site would be visible from adjacent fields although these views would be screened in many places by hedgerows and trees.

Figure reference 826/3300/L02 – Landscape and Visual Context

#### *Zone of visual influence (ZVI)*

ZVI of the site extends across the adjacent fields as the land rises up, to the north and east. To the south the ZVI is largely contained by the built forms of the school and other properties in Upper Dicker.

Refer to Figure 826/3300/L02 for approximate ZVI

#### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- Properties along Camberlot Road (High Sensitivity)
- Properties to the south of the site (High Sensitivity)
- PRoW to south and north east (High Sensitivity)

Refer to Figure 826/3300/L03 key local views into site

### Landscape sensitivity and capacity

#### *Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker 1*

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

#### *Site sensitivity and capacity assessment*

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent

## 836/3300 Land to the North of 3&4 Crossways Cottages

<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>Moderate - High</b>

The site has a Moderate - High Landscape Capacity due to its moderate value and moderate sensitivity. Mature hedgerows and trees are sensitive landscape features which contribute to the moderate landscape value whilst also reducing the visibility of the site.

*Significant variations in sensitivity within the site* - There are no significant variations in sensitivity within the site

### Key landscape opportunities and constraints

#### **Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Hedgerows  
*Reason* – hedgerows enclose much of the site, providing screening, continuity of field patterns, biodiversity benefits and are an attractive landscape feature
2. Existing mature trees  
*Reason* – trees help to enclose the site and are an attractive and prominent landscape feature

*Opportunities for landscape enhancement*

3. Introduce planting along southern boundary to provide landscape screening / buffer between site and properties and PRoW to south
4. Introduce strategic planting to improve urban edge of village - provide increased landscape screening / buffer along edge of the development and the wider area of open land to the north and west

Refer to Figure 826/3300/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

*Key landscape effects*

- Development on the site could result in a weakening of the pastoral character of the Wooded Clay Vales. The introduction of development on the whole of the site is likely to be out of character with the otherwise undeveloped rural character of the surrounding landscape which predominantly comprises arable fields and dispersed farmsteads. However, it is likely that low density development on the site could integrate with the existing settlement pattern of Upper Dicker and there is potential to introduce strategic planting within and around site which could improve the urban edge of the village and create a stronger and more cohesive settlement edge along the northern boundary of the settlement. (The 2014 landscape setting study of Upper Dicker identifies the village edge immediately to the south of the site as a Prominent Urban Edge to the settlement. Planting in this area has potential to improve this edge)
- Potential landscape effects arising from development on the site could be mitigated through: the design of development and highway works with an appropriate scale and character to its setting; a planting belt along the southern boundary of the site; the retention and reinforcement of hedgerows and trees around the boundary of the site; and the creation of a positive frontage to Camberlot Road.

*Key visual effects*

## 836/3300 Land to the North of 3&4 Crossways Cottages

- Development on the site could affect the character and quality of views from the surrounding properties and from open land and the PRoW to north east, although any development would be seen in the context of other existing buildings within the village so the overall effect on character and quality of view is likely to be minor
- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; the retention and reinforcement of hedgerows around the boundary of the site and the inclusion of a landscape buffer along the southern edge of the site.

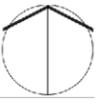


**Key**  
 Site Boundary

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 836/3300 Land north of 3&4 Crossways  
 Cottages, Camberlot Road

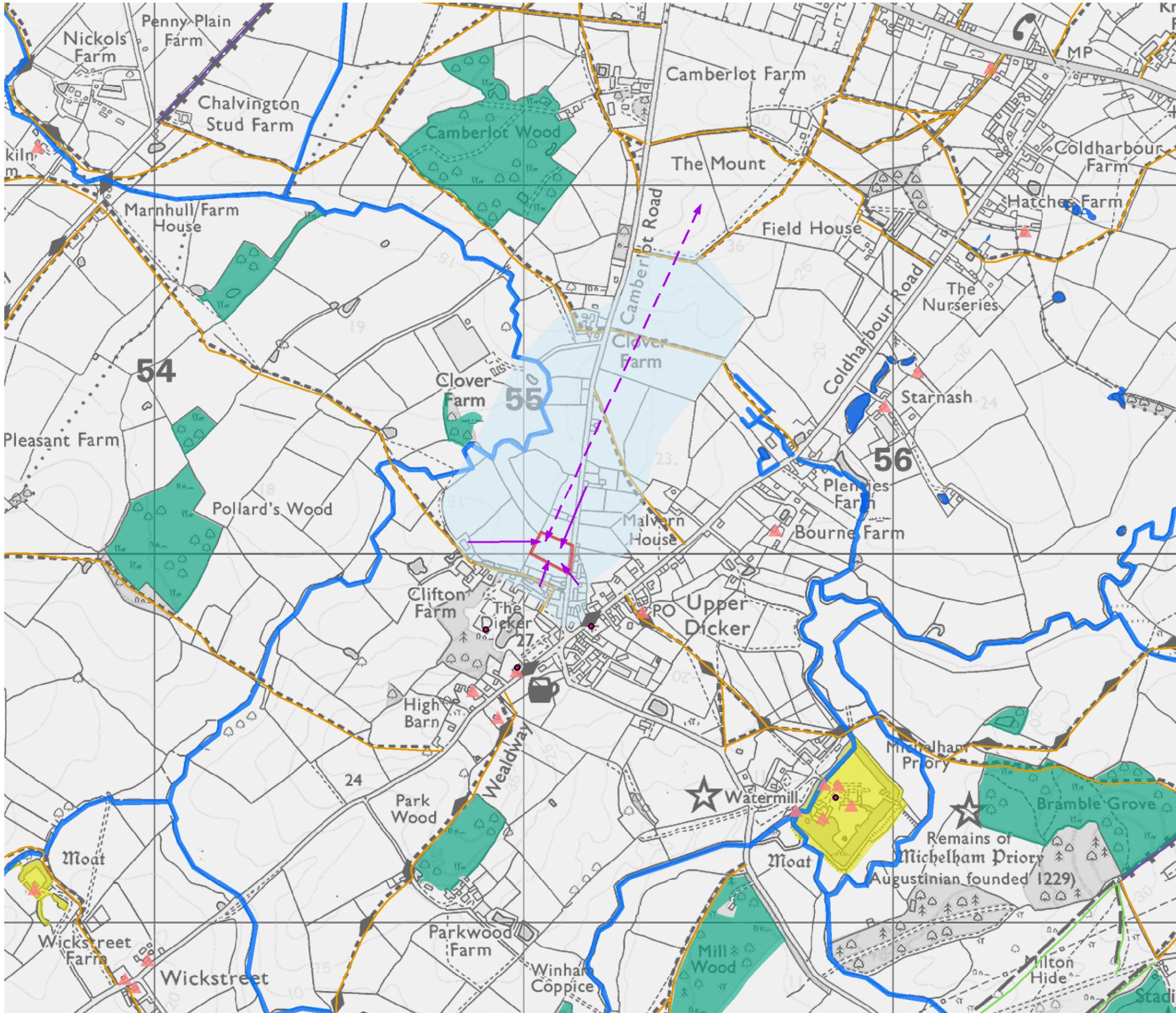
**Site Location**

Figure 836/3300/L01  
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- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - ↖ Key Views towards the site
  - ↔ Long Distance Views

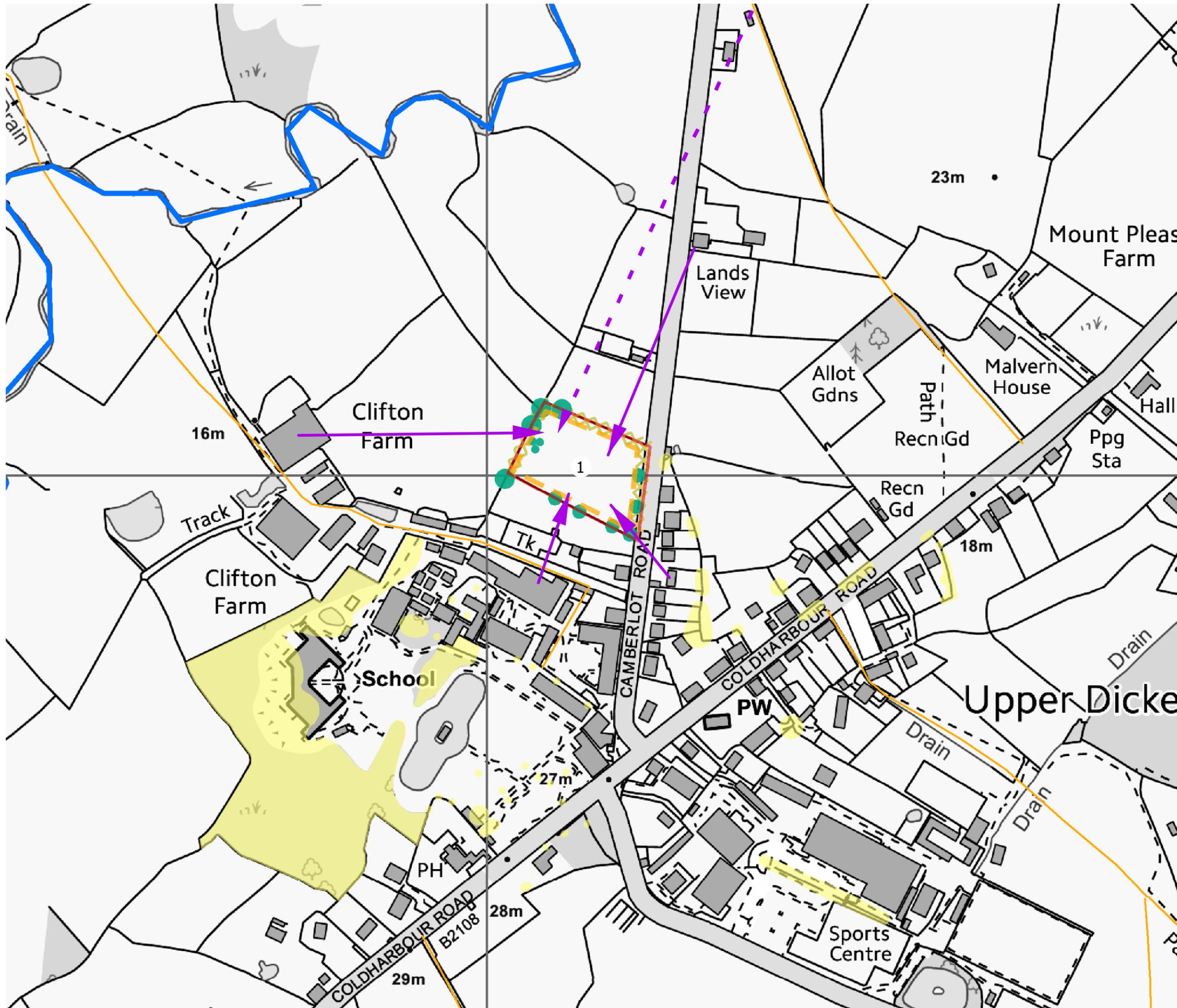
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 836/3300 Land north of 3&4 Crossways  
 Cottages, Camberlot Road

**Landscape and Visual Context**

Figure 836/3300/L02  
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Nov 2016





- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
    - Existing Hedgerow
    - Site Character Zones
    - Tree Preservation Order
  - Public Rights of Way
    - Bridleway
    - Byway
    - Footpath
    - Watercourse/ Waterbodies
    - Key Views towards the site
    - Long Distance Views
    - Key Slopes

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 836/3300 Land north of 3&4 Crossways  
 Cottages, Camberlot Road

**Site Analysis**

Figure 836/3300/L03  
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Nov 2016





- Key**
- Site Boundary
  - Landscape Target Notes (refer to text for details)
    - Landscape Features to be safeguarded/retained
    - Landscape Opportunities

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 836/3300 Land north of 3&4 Crossways  
 Cottages, Camberlot Road

**Landscape Opportunities and Constraints**

Figure 836/3300/L04  
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Nov 2016



## 861/3300 Old Pottery Farm, Coldharbour Road

### Landscape and Visual Assessment

#### Location and description

This site is situated in a rural area between Lower and Upper Dicker, to the east side of Coldharbour Road, approx. 0.5km south of the A22. The surrounding land use is mainly farmland with scattered residential houses, farmsteads and commercial activities.

The site comprises a track from Coldharbour Road leading to a cottage and a larger house with several outbuildings, gardens, grazing paddocks and two ponds. A PRoW crosses the northern corner of the site. To the north of the site is Hatches Farm which is Grade II listed, the nearest property to the south west (c. 200m) is also Grade II listed, Knightsacre cottage.

The site is one of a number of farms and properties along Coldharbour Road as it runs between Lower and Upper Dicker. Further east from the road the land is more open and undeveloped and is crossed by a number of PRoWs. The ground levels drop away to the east and south east towards the Cuckmere River and this area contains a number of streams, ditches and ponds.

Figure reference: 861/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 Upper Dicker

*Landscape setting area:* The site is not covered by a landscape setting area. The nearest setting area (approx. 250m to the south west) is Upper Dicker Area 1.

#### *Distinctive characteristics - Upper Dicker Area 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 861/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Private residences with gardens

An access track from Coldharbour Road leads to Old Pottery Cottage then curves round to the south east to a parking area in front of the house at Old Pottery Farm. The track has a hedgerow with some mature trees on the north side; to the south there is an area of wilder garden which contains a pond surrounded by trees and areas of long grass. A wet ditch runs along the western boundary.

There is a small garden area behind the cottage, and a further garden area with lawn around the larger farm house to the west and north with some shrubs, ornamental trees and larger trees along the north side. The garden wraps around the house to the south and east where it is more enclosed with trees, shrubs and garden outbuildings, beyond which is a pond enclosed by a split pale fence with an area of young poplar and willow on the northern side.

## 861/3300 Old Pottery Farm, Coldharbour Road

Key features include:

- Mature trees and hedgerows
- Ponds and ditches

### 2. Paddocks / Fields

Wrapping around the north, east and south side of the farmhouse and garden are a number of open fields currently used for grazing. To the south of the farmhouse are three fields divided by post and wire fencing, (lacking hedgerows). This area has an open aspect and clear views across the open countryside to the south and east running down to the Cuckmere River valley. The fields to the east and north of the Farmhouse are bordered by mature trees (mostly oak with some poplar) with some sparse hedgerow vegetation, allowing some views out to the south and east with attractive long distance views to the ridges of the South Downs. There is a dry ditch running along the northern site boundary. The area has a semi-rural character; there is noise from the nearby roads but also a sense of tranquillity from the views of open pastoral countryside to the south and east.

Key features include:

- Long distance views towards the south and east
- Mature trees and hedgerows

Figure reference: 861/3300/L03 - Site Analysis

## Visual analysis

### *Visual context*

Coldharbour Road encloses the site to the west, the roadside is mostly lined with hedgerows interspersed with trees which provide enclosure and screening, as do the buildings along the road.

The surrounding vegetation and small outbuildings provide a sense of enclosure for the Cottage and the Farmhouse. The fields to the north and east have some enclosure from the boundary trees and hedgerows but the open countryside beyond gives this area a more open feel than the western aspect. The unenclosed fields to the south west are very open to views from the wider area.

Figure reference 861/3300/L02 – Landscape and Visual Context

### *Zone of visual influence (ZVI)*

The ZVI of the site extends to the east and south across the Cuckmere River valley, it is constrained to the east by Coldharbour Road.

Refer to Figure 861/3300/L02 for approximate ZVI

### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- PRoW crossing the northern corner of the site (High Sensitivity)
- PRoW to the south of the site (High Sensitivity)
- Coldharbour Road (Low Sensitivity)
- Surrounding properties, including Grade II listed properties to the north and south (High Sensitivity)

Refer to Figure 861/3300/L03 key local views into site.

## 861/3300 Old Pottery Farm, Coldharbour Road

### Landscape sensitivity and capacity

The site is not covered by a landscape setting area. The nearest setting area (approx. 250m to the south west) is Upper Dicker Area 1.

#### *Sensitivity, Value and Capacity of Landscape setting area:*

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

#### *Site sensitivity and capacity assessment*

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate – High</b>
<b>Landscape Capacity</b>	<b>Moderate – Low</b>

The site has a Moderate-Low Landscape Capacity due to its position on the perimeter of a wider area of undeveloped landscape, historic continuity of field patterns, a sense of tranquillity and landscape features such as mature hedgerows and trees.

*Significant variations in sensitivity within the site* - the western side of the site, against the road, is less sensitive due to its proximity to existing developed areas and the existing pattern of settlement along Coldharbour Road.

### Key landscape opportunities and constraints

#### **Landscape Target Notes**

##### *Landscape qualities/features to be safeguarded*

- Existing mature trees and hedgerows  
*Reason* - trees and hedgerows provide enclosure to the site and are an important landscape feature
- Ponds and ditches  
*Reason* – ponds are valuable landscape and ecological feature

##### *Opportunities for landscape enhancement*

- Introduce boundary planting along southern and eastern boundary to provide screening of views from the east and south

Refer to Figure 861/3300/L04 – Landscape Opportunities and Constraints Plan

## 861/3300 Old Pottery Farm, Coldharbour Road

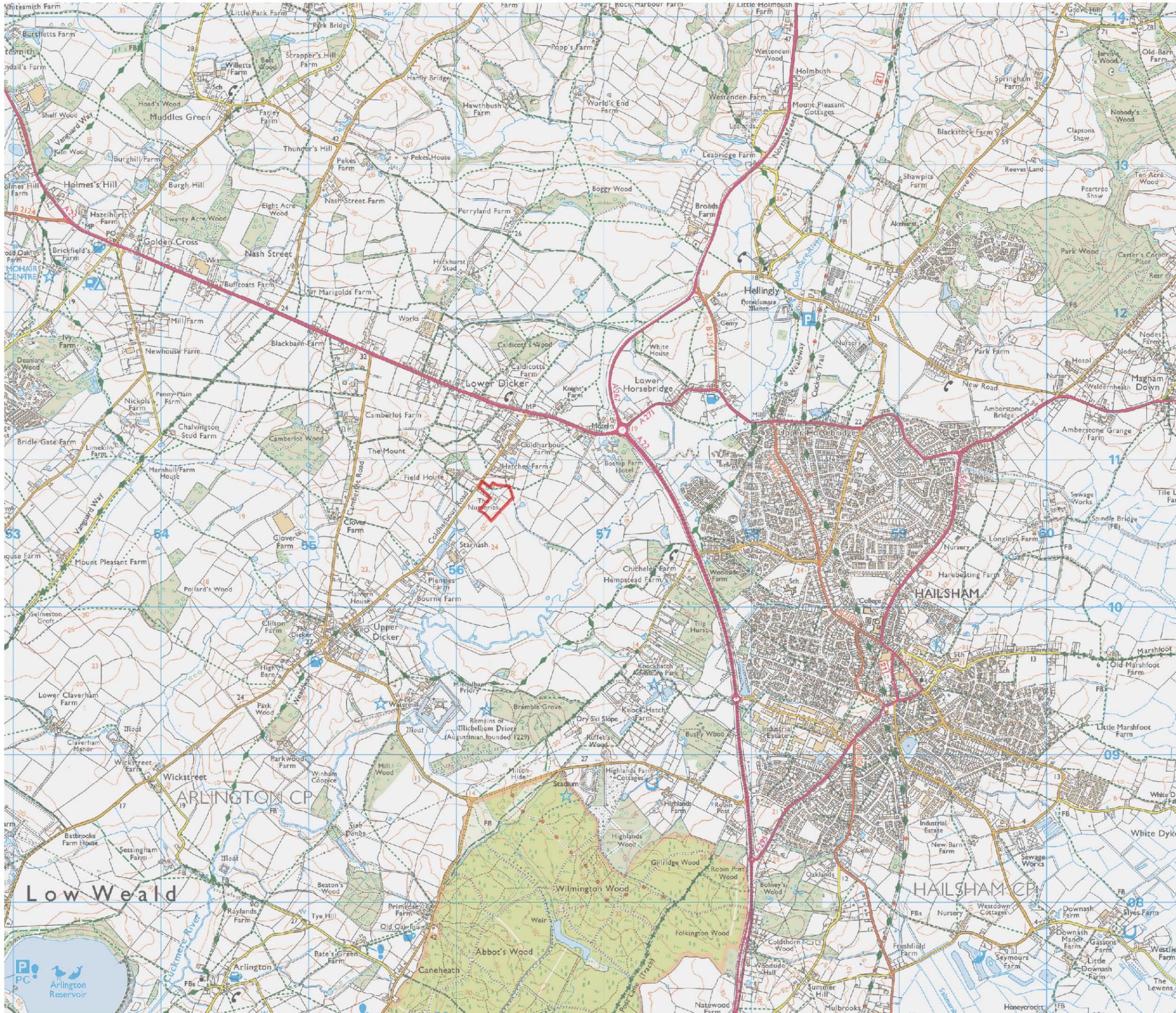
### Potential landscape and visual impacts if site is developed

#### *Key landscape effects*

- The introduction of development on the site could be out of character with the otherwise rural character of the surrounding landscape of the Wooded Clay Vales which predominantly comprises arable fields and dispersed farmsteads. It could also be contrary to the settlement pattern of the local landscape and create a disconnected area of development that may appear out of scale in relation to the settlements of Upper Dicker and Lower Dicker and reduce the sense of separation between the two settlements. It could also affect the rural, country road character of Coldharbour Road due to the introduction of a new urban edge to the road and the likely requirements for a new road junction. However, it is likely that some small scale development could be accommodated on the western side of the site with more limited effects on the surrounding landscape
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development and highway works with an appropriate scale and character; restriction of development to the western side of the site; the retention of ponds and mature hedgerows and trees within and around the site; and the introduction of a landscape belt along the southern and eastern boundary of the site.

#### *Key visual effects*

- Development on the site could affect the character and quality of views from the PRowS adjacent to and crossing the site and from properties adjacent to the site (including listed buildings )
- Potential visual effects arising from development on the site could be mitigated through: the retention of vegetation within the site and around its boundaries; the inclusion of strategic tree planting within the development areas to soften and screen the built development within the landscape and the introduction of a landscape belt along the southern and eastern boundary of the site.



**Key**  
 Site Boundary

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 861/3300 Old Pottery Farm, Coldharbour Road

**Site Location**

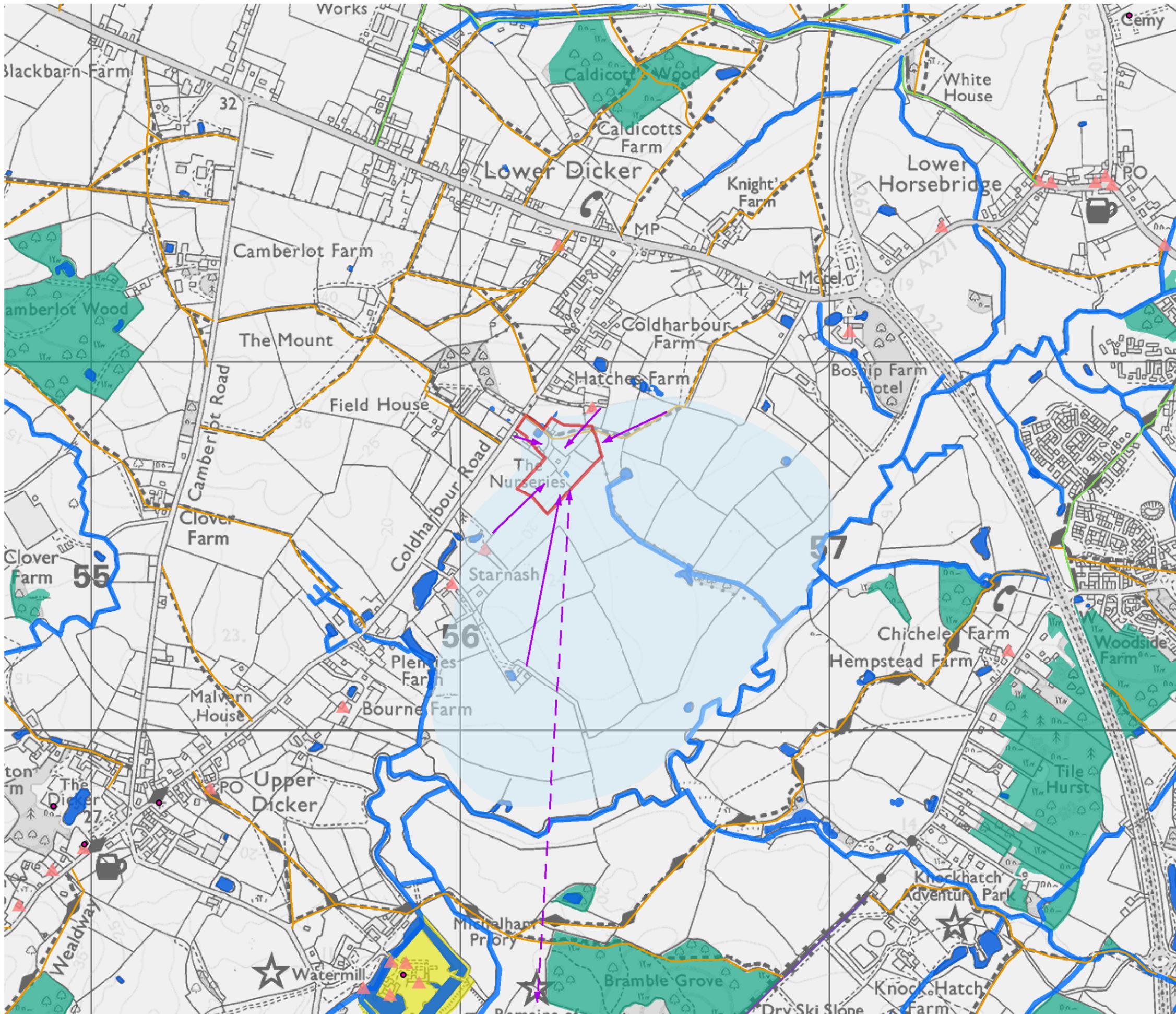
Figure 861/3300/L01  
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- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - ↖ Key Views towards the site
  - - - Long Distance Views

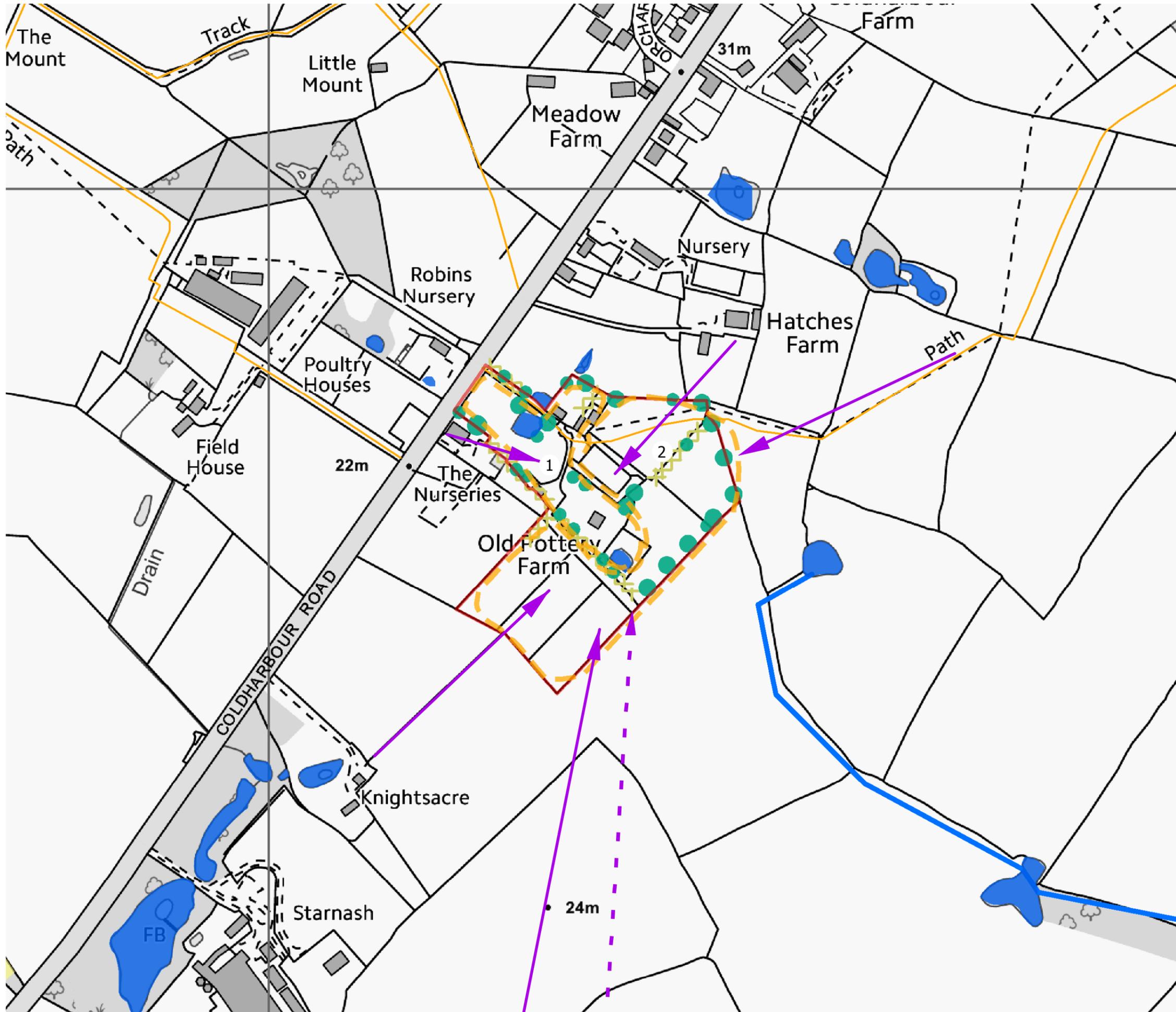
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 861/3300 Old Pottery Farm, Coldharbour Road

**Landscape and Visual Context**

Figure 861/3300/L02  
 1:10 000@A3

Nov 2016





- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
    - Existing Hedgerow
    - Site Character Zones
    - Tree Preservation Order
  - Public Rights of Way
    - Bridleway
    - Byway
    - Footpath
    - Watercourse/ Waterbodies
    - Key Views towards the site
    - Long Distance Views
    - Key Slopes

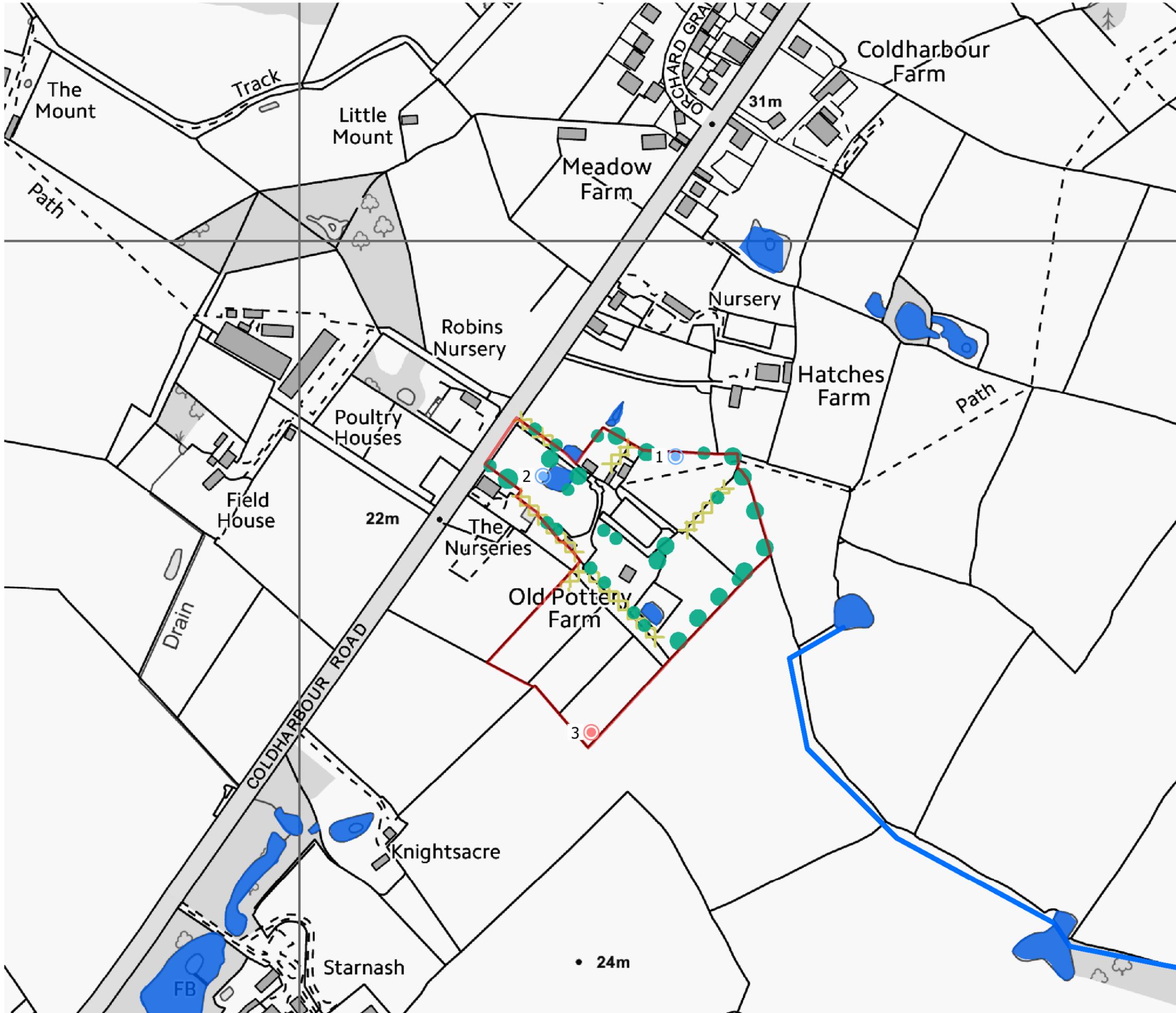
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 861/3300 Old Pottery Farm, Coldharbour Road

**Site Analysis**

Figure 861/3300/L03  
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Nov 2016





**Key**

- Site Boundary
- Landscape Target Notes (refer to text for details)
  - Landscape Features to be safeguarded/retained
  - Landscape Opportunities

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 861/3300 Old Pottery Farm, Coldharbour Road

**Landscape Opportunities and Constraints**

Figure 861/3300/L04  
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Nov 2016



## 867/3300 Land on the North Side of Coldharbour Road

### Landscape and Visual Assessment

#### Location and description

This small site is situated in a rural area off Coldharbour Road. It sits just beyond the northern-most edge of the village of Upper Dicker and is about 1 km south of the A22. Land use in the surrounding area is mainly farmland with scattered residential dwellings and commercial activities.

The site itself is overgrown by scrub and medium sized trees. There are no buildings on the site. To the north west of the site is a residential dwelling accessed by a driveway which forms the site boundary. Opposite the site on the south side of Coldharbour road there is a club house and a playing field. Beyond the southern site boundary there is a recreational area with grass pitches and a play area. A PRoW extends along the north-eastern edge of the recreation ground, just to the south of the site. Other neighbouring land uses are agricultural.

Figure reference: 867/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 – Upper Dicker

*Landscape setting area:* Upper Dicker Area 1

##### *Distinctive characteristics - Upper Dicker Area 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 867/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Dense scrub

The site comprises a square plot covered in dense scrub and medium sized trees. The site is inaccessible and there is constant noise from the adjacent road, Coldharbour Road.

Key features include:

- Continuous dense scrub

Figure reference: 867/3300/L03 - Site Analysis

#### Visual analysis

##### *Visual context*

The site is largely enclosed due to the dense vegetation it comprises and the bands of hedgerow and small pockets of woodland in the local surrounding area. Therefore, it is only visible from the immediate surroundings.

## 867/3300 Land on the North Side of Coldharbour Road

The site can be viewed from Coldharbour Road, which passes the eastern boundary and the club house opposite. There is a property to the west and to the north-west boundaries of the site both set behind hedgerow with direct views towards the site. There is a further stretch of properties to the south that will have oblique views towards the site.

The PRoW that extends through the playing field to the south before continuing in a north-west direction is largely screened by hedgerow but in winter months the site may be visible.

Figure reference 867/3300/L02 – Landscape and Visual Context

### *Zone of visual influence (ZVI)*

ZVI of the site is limited to Coldharbour Road and the properties and fields that immediately surround the site.

Refer to Figure 867/3300/L02 for approximate ZVI

### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- Coldharbour Road (Low-Medium Sensitivity)
- Residential properties (High Sensitivity)
- PRoW (High Sensitivity)

Refer to Figure 867/3300/L03 key local views into site

## Landscape sensitivity and capacity

### *Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1*

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

### *Site sensitivity and capacity assessment*

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Historic
<b>Strength of Place</b>	<b>Weak</b>
Landform	Insignificant
Tree/building Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>

## 867/3300 Land on the North Side of Coldharbour Road

<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High</b>

The site has a High Landscape Capacity due to its limited visibility, the proximity to other properties and the existing settlement pattern of dwellings along Coldharbour Road.

*Significant variations in sensitivity within the site* - There are no significant variations in sensitivity within the site

### Key landscape opportunities and constraints

#### **Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Vegetation to the site edge  
*Reason* – vegetation provides enclosure to the site and would help to integrate any future development on the site with the surrounding landscape

*Opportunities for landscape enhancement*

2. Manage existing vegetation around the site perimeter including removal of dead elms and reinforce with additional planting

Refer to Figure 867/3300/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

*Key landscape effects*

- Landscape effects associated with the introduction of development on the site are likely to be small due to the small size of the site and its location adjacent to Coldharbour Road which has an existing settlement pattern of linear development adjacent to the road. However, the existing settlement edge of the village is well defined by the recreation ground and bands of dense vegetation and the introduction of development on this site would extend the village beyond the existing village edge. Development on the site could also affect the rural, country road character of Coldharbour Road due to the introduction of a new urban edge to the road and a new road junction.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development and highway works with an appropriate scale and character including the creation of a positive frontage to Coldharbour Road; and, the retention of existing vegetation around the perimeter of the site.

*Key visual effects*

- Development on the site could affect the character and quality of views from Coldharbour Road and surrounding residential properties.
- Potential visual effects arising from development on the site could be mitigated through: the retention and reinforcement of hedgerows and trees around the boundary of the site; and the inclusion of strategic tree planting within the development area to soften and screen the built development within the landscape.

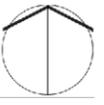


**Key**  
 Site Boundary

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 867/3300 Land on north side of  
 Coldharbour Road

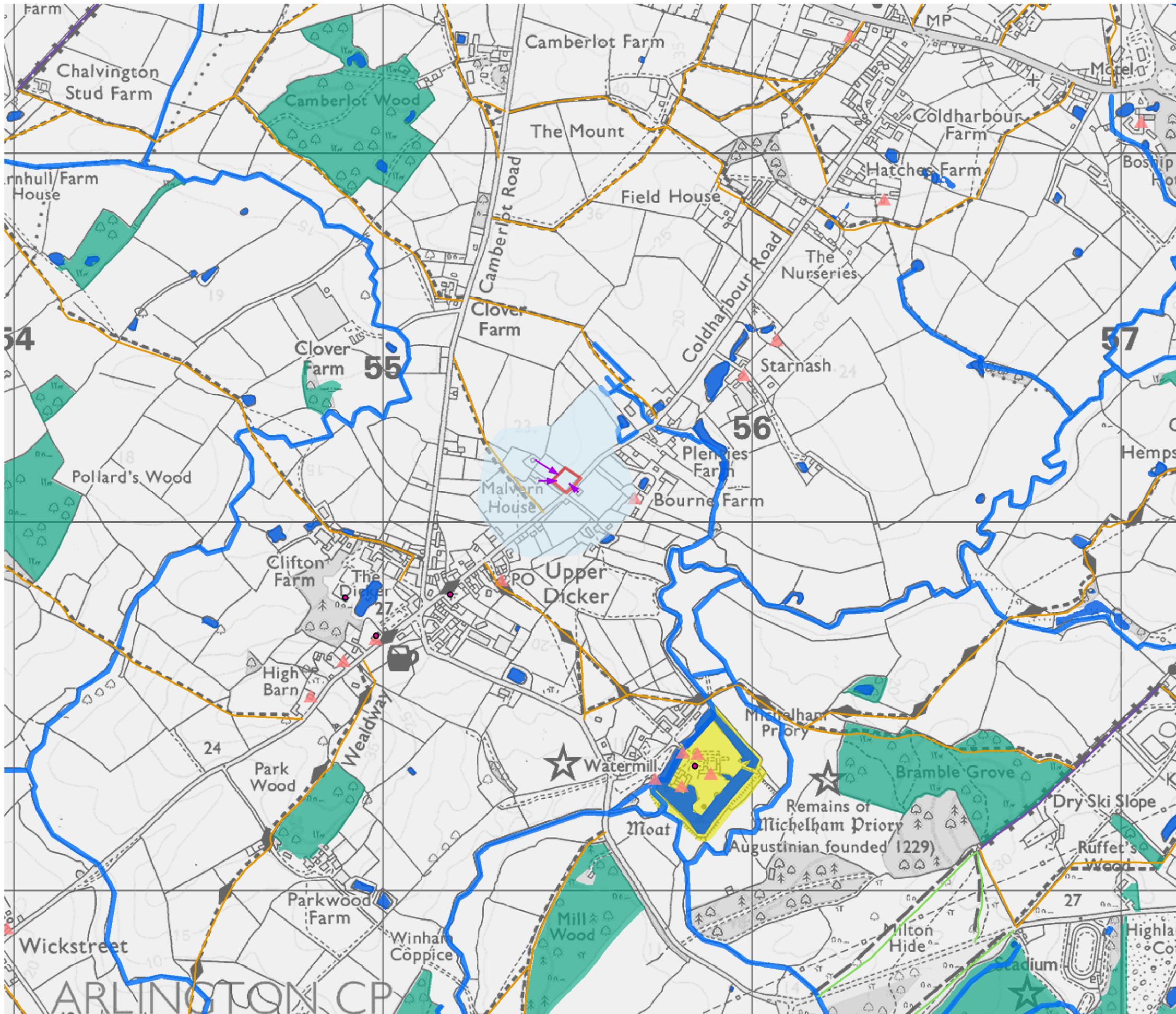
**Site Location**

Figure 867/3300/L01  
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- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - ↖ Key Views towards the site
  - ↖ Long Distance Views

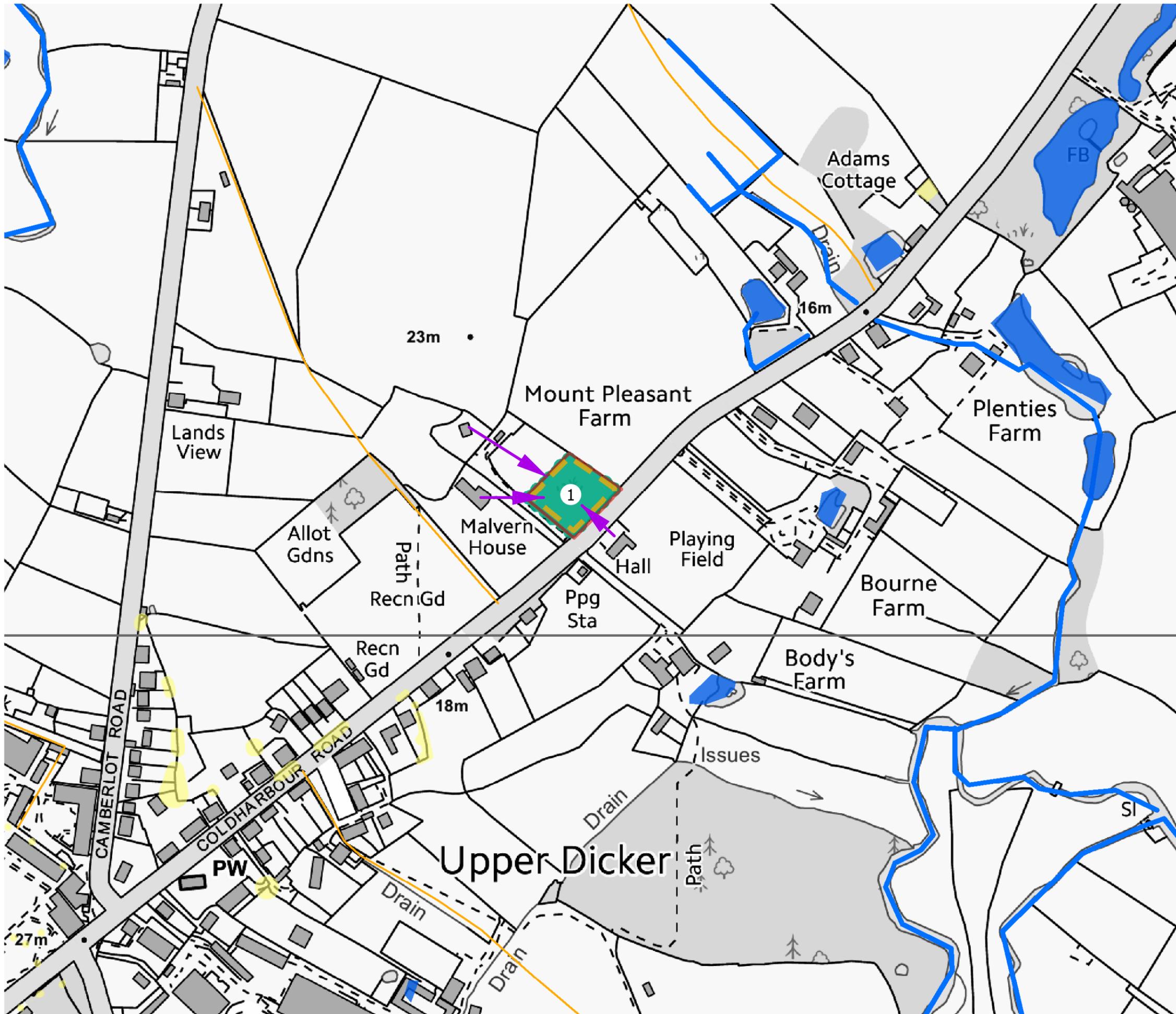
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 867/3300 Land on north side of  
 Coldharbour Road

**Landscape and Visual Context**

Figure 867/3300/L02  
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- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
    - Existing Hedgerow
    - Site Character Zones
    - Tree Preservation Order
  - Public Rights of Way
    - Bridleway
    - Byway
    - Footpath
  - Watercourse/ Waterbodies
  - Key Views towards the site
  - Long Distance Views
  - Key Slopes

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 867/3300 Land on north side of  
 Coldharbour Road

**Site Analysis**

Figure 867/3300/L03  
 1:3 000@A3

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- Key**
- Site Boundary
  - Landscape Target Notes (refer to text for details)
    - Landscape Features to be safeguarded/retained
    - Landscape Opportunities

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 867/3300 Land on north side of  
 Coldharbour Road

**Landscape Opportunities and Constraints**

Figure 867/3300/L04  
 1:3 000@A3

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## 878/3300 Robins Nursery, Coldharbour Road

### Landscape and Visual Assessment

#### Location and description

The site is located on Coldharbour Road c. 0.5km south of Lower Dicker. It is separated from Coldharbour Road by a densely planted vegetation buffer consisting of a high hedge and mature trees. The site is further bounded by an industrial unit and woodland to its north, and grazing fields to its east and west. An access road leading to the industrial unit runs along the site's eastern boundary.

The local area is rural in character, dominated by agricultural fields with some scattered residential and commercial buildings.

The site consists of a large shed, greenhouses associated with the existing nursery, ancillary nursery infrastructure, an area of woodland and two seasonal ponds. The site is enclosed on all sides by barbed wire-mesh fencing.

Figure reference: 878/3300/L01 – Site location

#### Landscape character context

*County Landscape Character Area:* Eastern Low Weald

*Local Landscape Character Type and sensitivity:* Wooded Clay Vales (High Sensitivity)

*Local Landscape Character Area:* D6 – Upper Dicker

*Landscape setting area:* Upper Dicker Area 1

##### *Distinctive characteristics of Upper Dicker Area 1*

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 878/3300/L02 – Landscape and Visual Context

#### Site character areas and key features

##### 1. Nursery and greenhouses

The nursery, associated greenhouses, raised planting beds and ancillary nursery infrastructure are all located in the southern half of the site, adjacent to Coldharbour Road. There are some mature trees in the south-eastern corner of this area, which has a secluded character.

The area is mostly flat and highly enclosed by hedgerows and trees on the southern and western sides, limiting views in these directions. There is a small dry depression in the south-west which is likely to be seasonally wet. To the east there are glimpsed views of adjacent fields through gaps in the vegetation.

Key features include:

- Nursery building and greenhouses
- Dense high hedgerow and trees along southern and western boundaries
- Small seasonal pond

##### 2. Mixed woodland

## 878/3300 Robins Nursery, Coldharbour Road

The northern part of the site is mostly woodland with some mature trees interspersed with grassland. The trees are a mix of deciduous broad-leaved and evergreen conifers, and are part of a larger woodland adjacent to the site to its north-east.

This area is bounded on all sides by trees and is highly enclosed, offering limited views out of the site in any direction, though there are some glimpsed views of the industrial unit immediately to the north. While the area is mostly flat, there is a large dry depression in the south-west which is likely to be seasonally wet. Overall, this area has a remote, enclosed character, with a sense of tranquility the southern part of the site lacks.

Key features include:

- Mature trees in woodland
- Large seasonal pond

Figure reference: 878/3300/L03 - Site Analysis

### Visual analysis

#### *Visual context*

The site is highly enclosed on all sides by trees, hedgerows and woodland. It is only visible from adjacent fields, the industrial unit to its north and from Coldharbour Road, from which the vegetation along its southern boundary can clearly be made out. Properties immediately across from the site, south of Coldharbour Road, also have clear views of the site, though these are limited to the site's peripheral vegetation.

Figure reference 878/3300/L02 – Landscape and Visual Context

#### *Zone of visual influence (ZVI)*

ZVI of the site is limited to adjacent properties, the short stretch of Coldharbour Road bordering the site, and properties across from the site south of Coldharbour Road.

Refer to Figure 878/3300/L02 for approximate ZVI

#### *Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- Coldharbour Road (Low sensitivity)
- Industrial unit north of the site (Low sensitivity)
- Adjacent fields and properties south of Coldharbour Road (Low Sensitivity)

Refer to Figure 878/3300/L03 key local views into site

### Landscape sensitivity and capacity

#### *Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1*

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

## 878/3300 Robins Nursery, Coldharbour Road

### Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Historic
<b>Strength of Place</b>	<b>Weak</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High – Moderate</b>

The site has a High to Moderate Landscape Capacity due to its low sensitivity and moderate landscape value.

*Significant variations in sensitivity within the site* - The woodland in the north of the site is part of a larger area of woodland extending beyond the site to its north-east, and therefore more sensitive than the southern part of the site, which has low visibility and lacks a strength of place.

### Key landscape opportunities and constraints

#### Landscape Target Notes

##### Landscape qualities/features to be safeguarded

1. Mature trees in woodland area  
*Reason* - trees are a continuation of a larger area of woodland to the north-east of the site and contribute to the rural character of the wider area
2. Mature trees and hedgerows along boundaries  
*Reason* – trees and hedgerows enclose the site and contribute to its secluded character
3. Seasonal ponds  
*Reason* – Ponds are valuable landscape and ecological features

##### Opportunities for landscape enhancement

4. Develop and implement management plan for woodland trees and hedgerows to reinforce the landscape character of the area
5. Implement landscape and ecological improvements to both seasonal ponds
6. Remove or replace low quality infrastructure and buildings associated with nursery

Refer to Figure 878/3300/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

#### Key landscape effects

- Landscape effects associated with the introduction of development on the site are likely to be small due to the small size of the site, the presence of existing development on the site and its location adjacent to Coldharbour Road which has an existing settlement pattern of linear development adjacent to the road. However, the site falls outside the existing settlement edge of both Lower and Upper Dicker and development on the site could form an isolated area of development which may

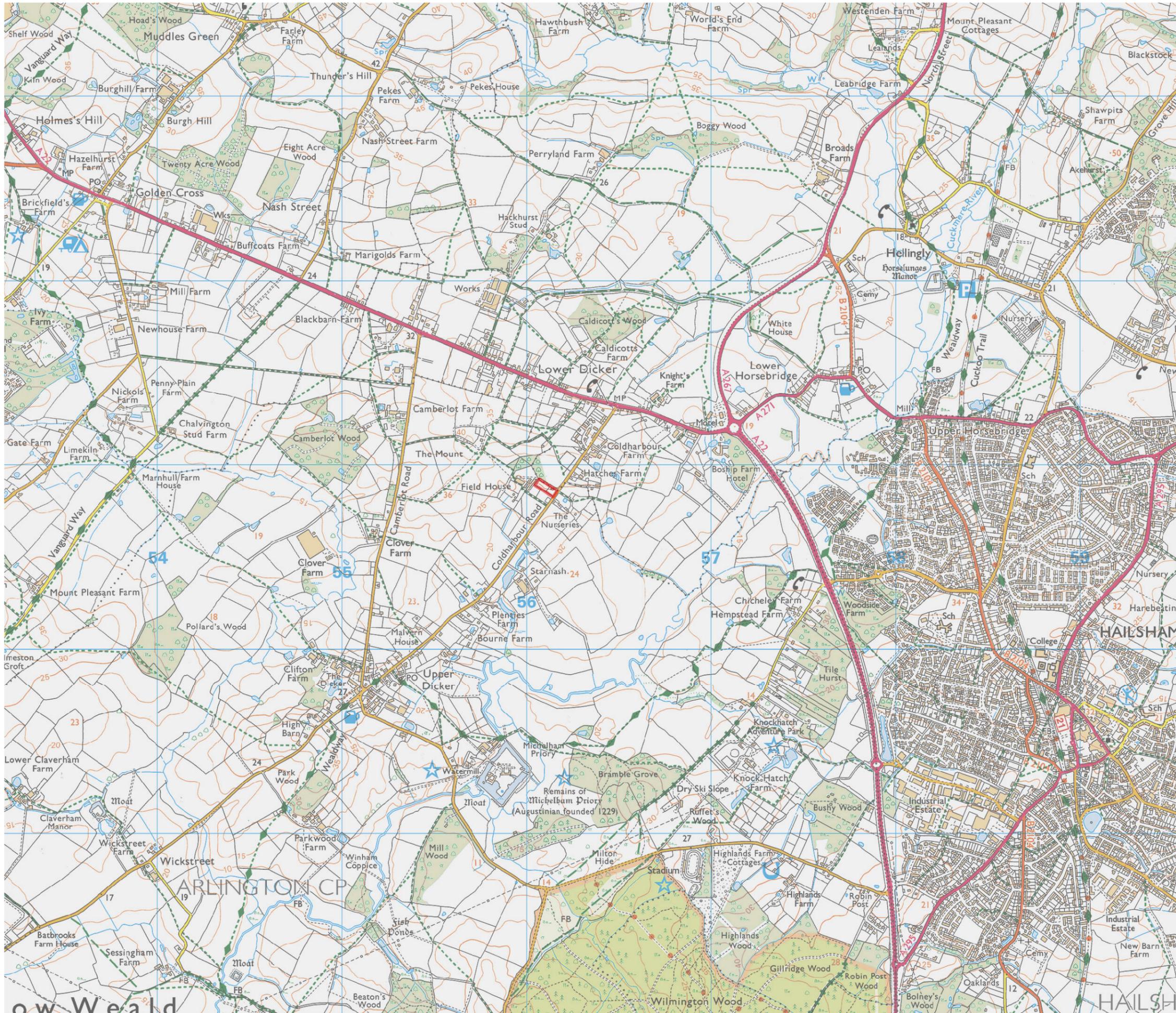
## 878/3300 Robins Nursery, Coldharbour Road

detract from the sense of separation between Lower and Upper Dicker and the rural character of the wider landscape area. It could also affect the rural, country road character of Coldharbour Road due to the introduction of a new urban edge to the road and a new road junction.

- Potential landscape effects arising from development on the site could be mitigated through: the design of development and highway works with an appropriate scale and character including the creation of a positive frontage to Coldharbour Road; and, the retention of existing vegetation around the perimeter of the site and in the northern part of the site.

### *Key visual effects*

- Development on the site could affect the character and quality of views from Coldharbour Road and surrounding residential and industrial properties.
- Potential visual effects arising from development on the site could be mitigated through: the design of development and highway works with an appropriate scale and character including the creation of a positive frontage to Coldharbour Road; and, the retention of existing vegetation around the perimeter of the site and in the northern part of the site.



**Key**  
 Site Boundary

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 878/3300 Robins Nursery, Coldharbour Road

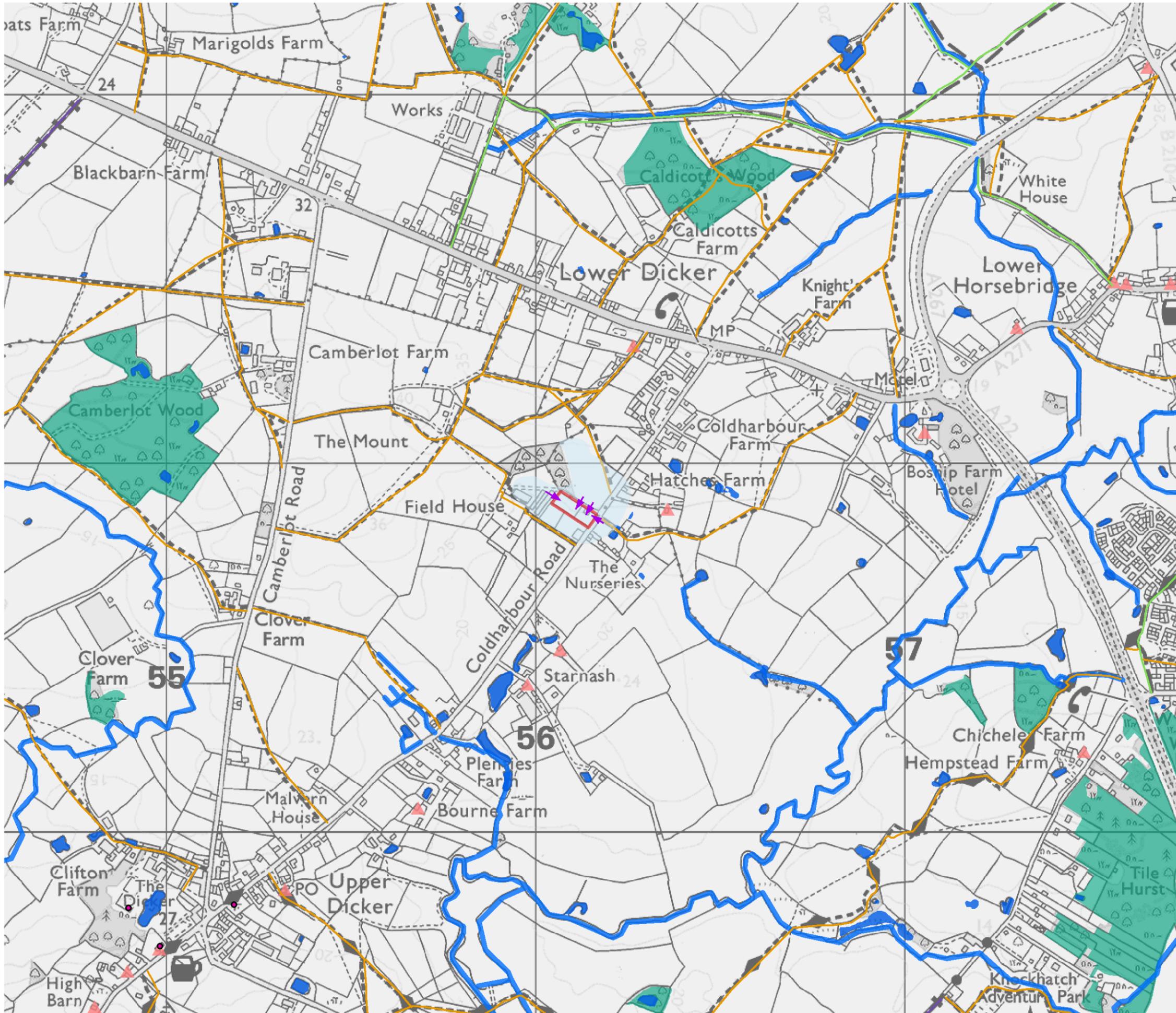
**Site Location**

Figure 878/3300/L01  
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- Key**
- Site Boundary
  - Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Key Ridgelines
  - Watercourse/ Waterbodies
  - Conservation Areas
  - Special Areas of Conservation
  - Ancient Woodland
  - South Downs National Park
  - High Weald AONB
  - Registered Historic Parks and Gardens
  - Scheduled Monument
  - ▲ Listed Building
  - Culturally Important Landmarks
  - Approximate Zone of Visual Influence
  - ↔ Key Views towards the site
  - ↔ Long Distance Views

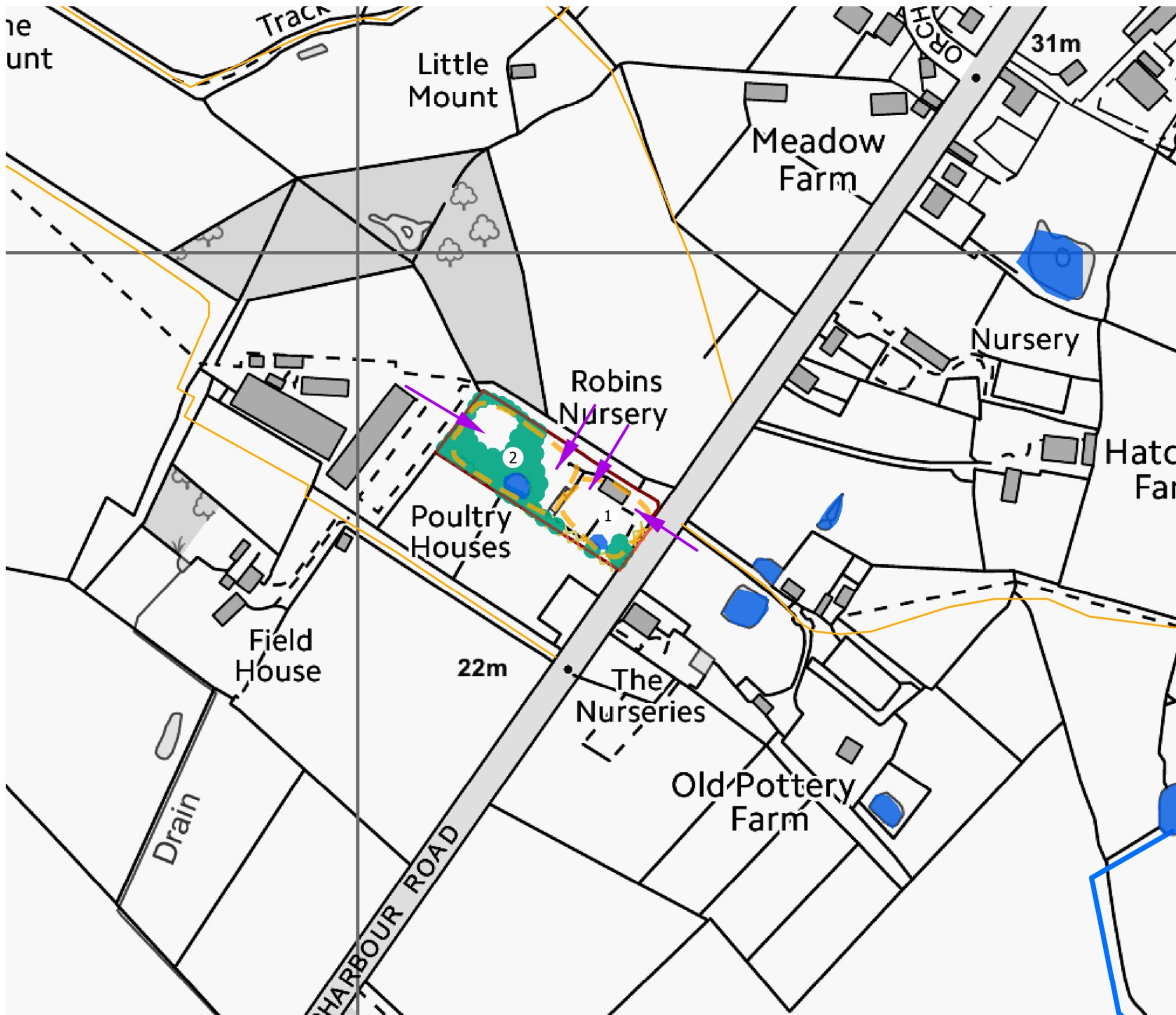
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 878/3300 Robins Nursery, Coldharbour Road

**Landscape and Visual Context**

Figure 878/3300/L02  
 1:10 000@A3

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- Key**
- Site Boundary
  - Key Vegetation on Site
    - Existing Mature Trees & Shrubs
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  - Long Distance Views
  - Key Slopes

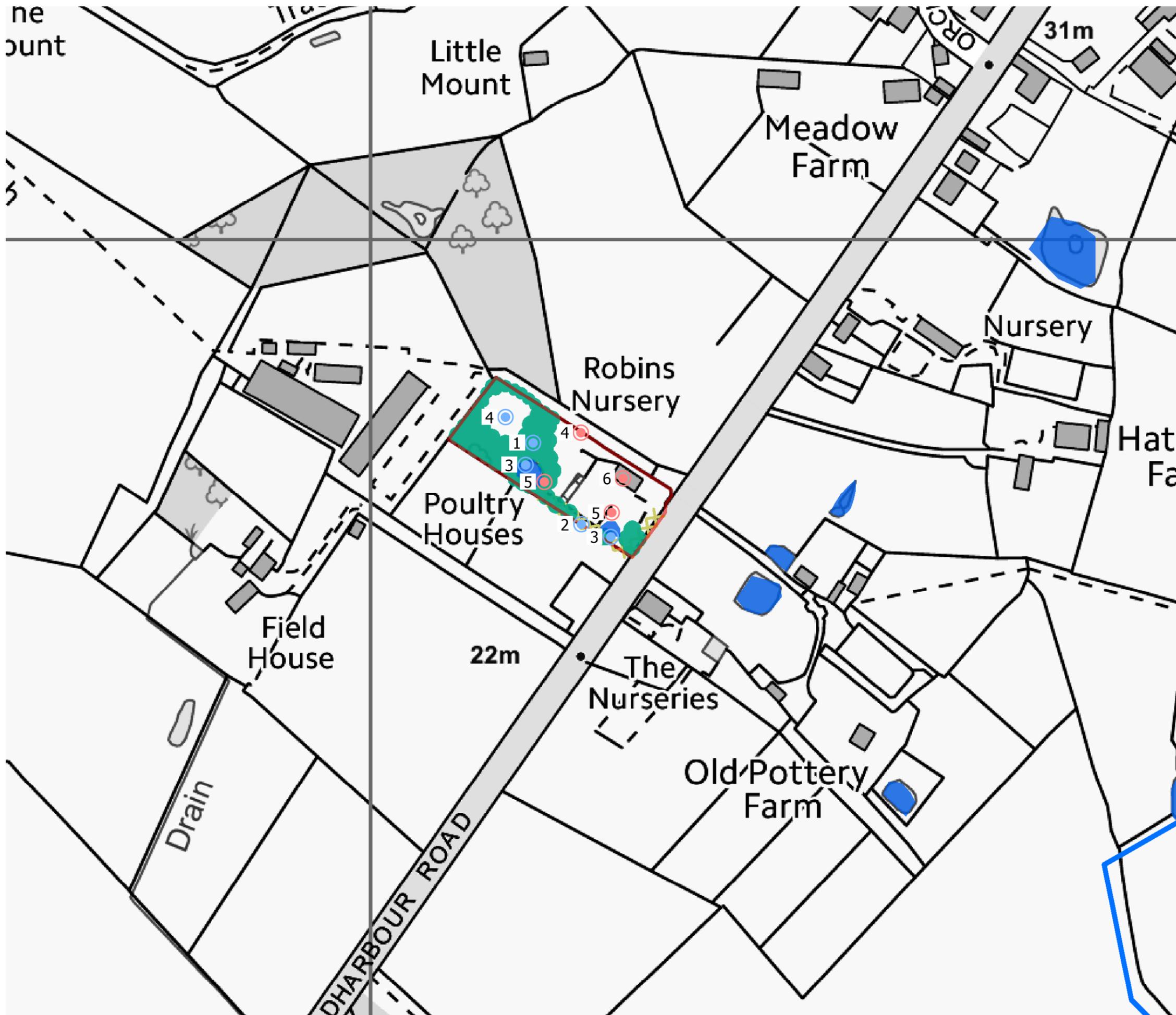
L16418 Hailsham Area Action Plan  
 Upper Dicker  
 878/3300 Robins Nursey, Coldharbour Road

**Site Analysis**

Figure 878/3300/L03  
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- Key**
- Site Boundary
  - Landscape Target Notes (refer to text for details)
    - Landscape Features to be safeguarded/retained
    - Landscape Opportunities

L16418 Hailsham Area Action Plan  
 Upper Dicker  
 878/3300 Robins Nursery, Coldharbour Road

**Landscape Opportunities and Constraints**

Figure 878/3300/L04  
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